

IN RE: PETITION FOR SPECIAL HEARING
NE/S Jones Road, 1,495' S of the c/l
Philadelphia Road
(10631 Jones Road)
11th Election District
6th Council District

Robert E. Langley, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-272-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Robert E. and Bette M. Langley, through their attorney, John B. Gontrum, Esquire. The Petitioners seek approval of their business on the subject property, which entails the installation and repair of carpet cleaning equipment in vehicles, as a limited home occupation. The Petition was filed in response to an anonymous complaint filed with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to the operation of the business. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Robert and Bette Langley, property owners, and John B. Gontrum, Esquire, attorney for the Petitioners. Also appearing in support of the Petition were several of their neighbors, including Richard and Linda Tognocchi, Lawrence F. Gruel, and Raymond J. Krul. Appearing as Protestants in the matter were James Ringley and Norm Adams, economic competitors.

An examination of the site plan shows that the subject property is a rectangular shaped parcel located on the northeast side of Jones Road, just south of Philadelphia Road, not far from the Gunpowder Falls State Park in Bradshaw. The property contains a gross area of 2.875 acres, more or less, zoned R.C.5 and is improved with a 2½ story dwelling and several accessory

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Date 3/26/02
By [Signature]

structures, including a couple of small storage sheds, and an in-ground swimming pool. The property also features a macadam driveway, which leads from Jones Road into the interior of the site, and to two large freestanding structures to the rear of the property. The first is a one-story block building, 60' x 66.3' in dimension, and a one-story wood and concrete workshop, office, and storage building, approximately 66' x 58' in dimension.

Testimony revealed that Mr. & Mrs. Langley have owned and resided on the subject property for over 20 years and have operated their business on the premises for nearly as many years. Essentially, the business entails the installation and service of carpet cleaning equipment in vans and other light trucks. Their clients are those individuals and companies engaged in the business of cleaning residential and commercial carpets. This heavy-duty equipment is transported by vehicle to sites and extended into the building by hoses and other equipment for cleaning purposes. There are no automotive/mechanical services performed on the vehicles in which carpet cleaning equipment has been installed.

Mr. Langley testified and described the business as outlined above. He indicated that the business is primarily conducted within the two large freestanding structures located to the rear of the property. Significantly, these structures are not attached to the dwelling nor used in connection therewith. Mr. Langley further indicated that he is 66 years of age and that in all the years he has operated the business on the premises, he has never had any problem with his neighbors or complaints from the community. Apparently, the business generates minimal levels of traffic. Moreover, in addition to the Petitioner and his wife, the business employs two male individuals who help with the actual installation and service of the cleaning equipment, and a female employee who assists Mrs. Langley in the operation of the office.

Testimony was also received from Mr. Gruel and Mr. Krul. They indicated that the Langleys are good neighbors and that the business does not cause adverse impacts on the surrounding locale. It is also noted that numerous letters of support were received from many of the Petitioners' neighbors who reside in the surrounding community.

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Date 3/26/12
By [Signature]

Appearing in opposition to the request were Mr. Adams and Mr. Ringley. These gentlemen are competitors of the Petitioners' operation. In fact, Mr. Adams was actually employed by the Petitioners at one time for a period of 2 to 3 years. The motive behind the appearance and testimony of these two individuals is suspect; however, was instructive. They described Mr. Langley's business as a significant commercial operation, far more substantial in scope than as described by the Petitioners. They also produced a catalog that is published by Mr. Langley entitled "Langley Enterprises/TMS" (truck mount services). Further information was contained in the case file, including photographs of the property and uses thereon, and the violation case file maintained by the Code Enforcement Division of the Department of Permits and Development Management.

It is clear that Mr. Langley's business has been at this site for many years and that he is a good neighbor. There is no indication that the business is in any way detrimental to the health, safety or general welfare of the locale. It is also clear that the Protestants are opposed for reasons of economic competition, which is an irrelevant factor. At issue, however, is whether the subject use qualifies as a home occupation. As noted above, the property is zoned R.C.5. Pursuant to Section 1A04.2.A.11(c) of the Baltimore County Zoning Regulations (B.C.Z.R.), a home occupation is permitted by right in the R.C. 5 zone. A home occupation is defined in Section 101 of the B.C.Z.R. as:

"Any use conducted entirely within a dwelling which is incidental to the main use of the building for dwelling purposes and does not have any exterior evidence, other than a permitted sign, as stated in Section 450.4, to indicate that the building is being utilized for any purpose other than that of a dwelling, and, in connection with which no commodity is kept for sale on the premises, not more than one person per dwelling is employed on the premises, other than domestic servants or members of the immediate family, and no mechanical equipment, other than computers, printers, fax machines, modems, standard office copy machines and

0-10-10
3/26/02
Lep

similar office equipment is used, except such as maybe used for domestic purposes.”

Based upon the testimony and evidence offered, it is obvious that the Petitioners' business does not qualify as a home occupation. It fails on several counts. First, it is not conducted within the dwelling; rather it is maintained in two detached structures, both of which are substantial in size. Secondly, photographs of the site show that certain commodities and inventory are kept for sale on the premises. Although many items are indeed special ordered, certain equipment is kept. Finally, more individuals than are permitted are employed at the site. For all of these reasons, the Petition for Special Hearing must be denied.

I am appreciative of Mr. & Mrs. Langley's plight. Indeed, it appears that the business has operated on this site for many years; however, relief has not been requested to approve the use as nonconforming. Under the narrow request presented within the instant Petition, I easily find that the business is not a "home occupation" as said use is defined in Section 101 of the B.C.Z.R. Thus, the use is not permitted at this property.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of March, 2002 that the Petition for Special Hearing seeking approval of their business on the subject property, which entails the installation and repair of carpet cleaning equipment in vehicles, as a limited home occupation, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

Any appeal of this decision must be filed within thirty (30) days of the date of this

Order.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/26/02
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 26, 2002

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Avenue
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
NE/S Jones Road, 1,495' S of the c/l Philadelphia Road
(10631 Jones Road)
11th Election District – 6th Council District
Robert E. Langley, et ux - Petitioners
Case No. 02-272-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Robert E. Langley
10631 Jones Road, Bradshaw, Md. 21087
Mr. James Ringley, 2809 Henley Drive, Belair, Md. 21015
Mr. Norm Adams, 606 Crossing Ave., Edgewood, Md. 21040
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10631 JONES ROAD
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

as a limited home occupation installation and repair of cleaning equipment in vehicles at petitioners' residence.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

JOHN B. GONTRUM
Name - Type or Print _____
Signature [Signature] _____
ROMADKA, GONTRUM & MCLAUGHLIN
Company _____
814 EASTERN BOULEVARD 410-686-8274
Address _____ Telephone No. _____
BALTIMORE, MD 21221
City _____ State _____ Zip Code _____

Legal Owner(s):

ROBERT E. LANGLEY
Name - Type or Print _____
Signature [Signature] _____
BETTIE M. LANGLEY
Name - Type or Print _____
Signature [Signature] _____
10631 JONES ROAD 410-679-2800
Address _____ Telephone No. _____
BRADSHAW, MD 21087
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D THOMPSON Date 12/27/01

ORDER RECEIVED FOR FILING

Case No. 02-272-SPH

Date 1/15/98
By [Signature]

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE
P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

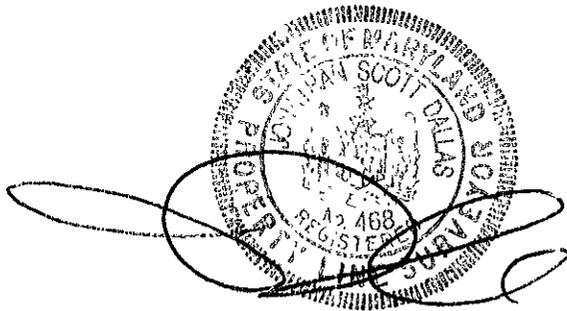
ZONING DESCRIPTION OF #10631 JONES ROAD

BEGINNING at a point on the northeast side of Jones Road, 20 feet wide, at the distance of 1455 feet, more or less, southeast of the centerline of Philadelphia Road thence leaving said Jones Road and running North 47 degrees 35 minutes 32 seconds East 378.32 feet thence South 50 degrees 00 minutes 16 seconds East 328.07 feet thence South 43 degrees 29 minutes 00 seconds West 359.41 feet to said northeast side of Jones Road thence running in the bed of said Jones Road North 52 degrees 37 minutes 00 seconds West 359.59 feet to the place of beginning.

CONTAINING 125,230 square feet of land, more or less or 2.875 acres of land, more or less.

Also known as # 10631 Jones Road and located in the 11th Election District, 5th Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 08812

DATE 12/27/01 ACCOUNT R0010066150
AMOUNT \$ 250.00

RECEIVED FROM: JOHN FONTRUM

FOR: PETITION FOR SPECIAL HEARING 02-272-SPH

10621 JONES SQ. TAKEN IN BY J. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/27/2001	12/27/2001	10:21:10
REC W806	CASHIER K4CM KXH	DRAWER 4
>> RECEIPT # 055748		OFLN
Dept 5 528 ZONING VERIFICATION		
CR NO. 008812		

Recpt Tot 250.00
150.00 CK 100.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

_____ 2/21, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/19, 2002.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-272-SPH
10631 Jones Road
NE/S. Jones Road, 1455 SE
centerline Philadelphia Road
11th Election District
5th Councilmanic District
Legal Owner(s): Robert E. Langley

Special Hearing: to approve as a limited home occupation installation and repair of equipment in vehicles at petitioners' residence.

Hearing: Wednesday, March 6, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Basile Avenue.

LAWRENCE E. SCHEMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/2/24 Feb. 19 '02 1526

CERTIFICATE OF POSTING

RE Case No 02-272-SPH

Petitioner/Developer: LANGLEY, ETAL
R.G. & M. - JOHN GONTRUM

Date of Hearing/Closing: 3/6/02

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens & GEORGE ZAHNER

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
 were posted conspicuously on the property located at #10631- JONES RD.

The sign(s) were posted on 2/18/02
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/19/02
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

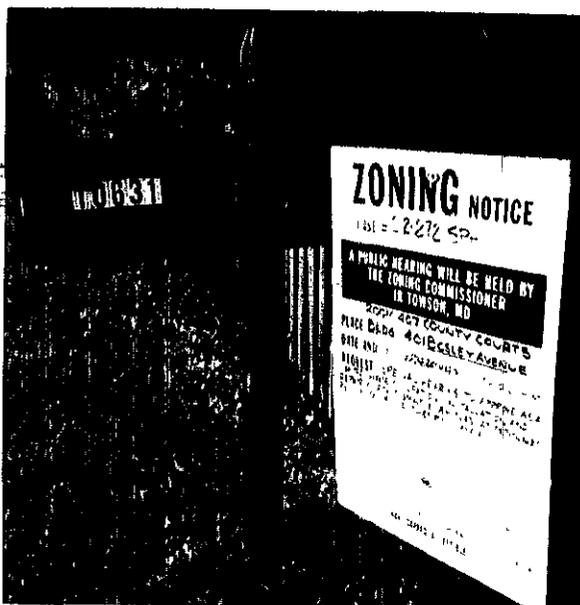
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

Post-it® Fax Note	7671	Date	# of pages
To	Betty / Robin	From	POK
Co./Dept.	ZON.COM	Co.	
Phone #		Phone #	512-4621
Fax #	887-3468	Fax #	

INFO: RE-INTERVIEW - 807-2344



02272-SPH
10631 - JONES RD,

CERTIFICATE OF POSTING

RE Case No.: 02-272-SPH

Petitioner/Developer: LANGLEY, ETAL
JOHN GONTRUM, ESQ.

Date of Hearing/Closing: 3/6/02

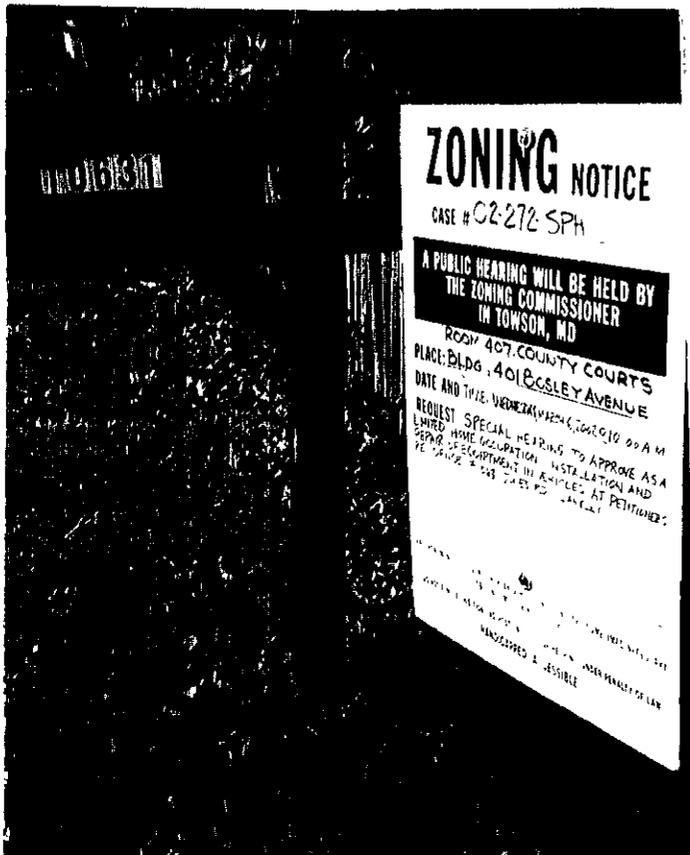
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111,
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens / GEORGE ZAYNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10631 JONES RD.

The sign(s) were posted on 2/19/02
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 2/20/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT
MANAGEMENT**

ZONING REVIEW

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING
HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-272-SPH

Petitioner: ROBERT E. LANGLEY + BETTE M. LANGLEY

Address or Location: 10631 JONES RD., BRADSHAW, MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN B. GONTRUM

Address: RAMADRA, GONTRUM + McLAUGHLIN

814 EASTERN BLVD

BALTO, MD 21221

Telephone Number: 410-686-8274

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 19, 2002 Issue – Jeffersonian

Please forward billing to:

John B Gontrum
Romadka Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore MD 21221

410 686-8274

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-272-SPH
10631 Jones Road
NE/S Jones Road, 1455' SE centerline Philadelphia Road
11th Election District – 5th Councilmanic District
Legal Owner: Robert E Langley

Special Hearing to approve as a limited home occupation installation and repair of equipment in vehicles at petitioners' residence.

HEARING: Wednesday, March 6, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 30, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-272-SPH
10631 Jones Road
NE/S Jones Road, 1455' SE centerline Philadelphia Road
11th Election District – 5th Councilmanic District
Legal Owner: Robert E Langley

Special Hearing to approve as a limited home occupation installation and repair of equipment in vehicles at petitioners' residence.

HEARING: Wednesday, March 6, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

C: John B Gontrum, Romadka Gontrum & McLaughlin 814 Eastern Blvd,
Baltimore 21221
Bettie M & Robert E Langley, 10631 Jones Road Bradshaw 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 29, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 1, 2002

John B Gontrum
Romadka Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore MD 21221

Dear Mr. Gontrum:

RE: Case Number: 02-272-SPH, 10631 Jones Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 27, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Bettie M & Robert E Langley, 10631 Jones Road, Bradshaw 21087
People's Counsel

Come visit the County's Website at www.co.ba.md.us

3/6

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 28, 2002

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

MAR 5

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: 265, 266, 272, 277, 281, 286, 288, 291, & 292

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



YAS
3/6

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor

DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, (272), 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.

file
3/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 5, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

FEB - 5 2002

SUBJECT: 10631 Joppa Road

INFORMATION:

Item Number: 02-272

Petitioner: Robert E. Langley

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request for a continuation of an existing use, provided said use is not opposed by any adjoining property owners.

Prepared by: Maestri Angeli

Section Chief: Jeffrey W. Long
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 272 DT

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

K.A.M. Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
10631 Jones Road, NE/S Jones Rd,
1455' SE of c/l Philadelphia Rd
11th Election District, 5th Councilmanic

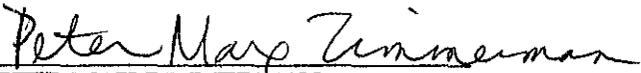
Legal Owner: Robert E. & Bettie M. Langley
Petitioner(s)

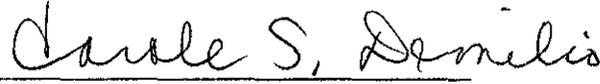
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-272-SPH

* * * * *

ENTRY OF APPEARANCE

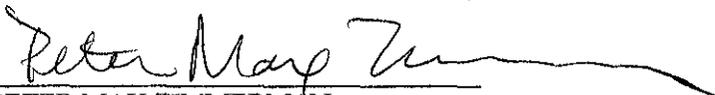
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: January 30, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 272
Legal Owner/Petitioner: Robert E. Langley
Property Address: 10631 Jones Road
Location Description: NE/side Jones Road 1455 ft S/E of centerline Philadelphia Rd

VIOLATION INFORMATION: Case No.: 01-0975
Defendants: Robert E. Langley

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Correction Notice
Photos
Citations
Final Order of the Code Enforcement Hearing Officer

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Ron Turner

MAILED
2-4-02

Case Entry/Update

Mode : CHANGE

Format : CASREC

File : PDLV0001

Dt Rec: 3062001 Intake: ROSENDALE, J Act: Case #: 01-0975

Insp: TURNER, R Insp Grp: ENF Insp Area: 3 Tax Acct: 1700007594

Address: 10631 JONES RD Apt #: Zip: 21087

Problem Descript.: ILLEGAL BUSINESS

Complainant Name (Last): ANNON.LETTER (First): J

Complainant Addr: _____

Complainant City: _____ State: _____ Zip: _____

Complainant Phone (H): _____ (W): _____

Date of Reinspection: 2012002 Date Closed: _____ Delete Code (P): _____

F3=Exit

F5=Refresh

F6=Select format

F9=Insert

F10=Entry

F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes: 3/7/01-DOING RESEARCH. POP/UP 3/9/01. (RT) **3/7/01-UPON INSPECTION OF THIS PROPERTY I FOUND A CARPET CLEANING BUSINESS OPERATING FROM THIS RESIDENTIAL PROPERTY. ALSO I FOUND 2 WORK SHOP BUILDINGS AND AN OFFICE SETTING WITH TWO SECRETARIES. INSIDE OF OFFICE WAS TON OF CARPET CLEANING PRODUCTS AND ALSO CARPET CLEANING MACHINES. OWNER GAVE INSPECTOR TURNER A CATALOG OF THINGS HE SELLS FROM THIS PROPERTY. 6 PICTURES WERE TAKEN. CORRECTION NOTICE WAS WRITTEN TO CEASE OPERATION OF BUSINESS. COMPLAINANT WAS CALLED AND UPDATED. P/U 4/10/01. (RT)
**4/11/01-OWNER IS STILL OPERATING BUSINESS OUT OF RESIDENTIAL PROPERTY. INSPECTOR TURNER WAS ABLE TO TAKE 7 MORE PICTURES OF BUSINESS. CITATION WAS WRITTEN. CITATION NEEDS TO BE SERVED BY 4/17/01. ANONYMOUS LETTER. POP-UP 4/27/01. (RT/SCJ)
**4/18/01-CITATION SENT BY CERTIFIED MAIL TO ROBERT E LANGLEY & BETTE M LANGLEY, 10631 JONES ROAD, KINGSVILLE, MD 21087. (SCJ)
4/23/01 GREEN CARD RETURNED AND PUT ON DOCKET FOR 6/12/01. K.P.

GO TO NEXT PAGE

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes 2: **06/11/01 BUSINESS STILL THERE. 4-PHOTOS TO RON T. FOR COURT 6/12.
POP-UP FOR COURT ORDER. LW/JF**.
06/20/01 RECHECK FOR BUSINESS AT THIS PROPERTY. SEE ORDER. RT/JF.
06/28/01 RECHECK FOR BUSINESS. POP-UP 12/31/01 AS PER FINAL ORDER. RT/JF.
10/11/01 FINAL ORDER EXTENDED TO 2/1/02 WITH COPY SENT TO GONTRUM, LANGLEY. K.P.

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Baltimore County, Maryland
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 01-0975

Robert E. Langley
Bette M. Langley

10631 Jones Road

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on 12 June 2001, for a hearing on a citation for violations under the Baltimore County Zoning Regulations for operating a business on residential property zoned RC5, located at 10631 Jones Road.

Ron Turner, code enforcement inspector, stated that the County received a complaint concerning the operation of a business on the property. The property was inspected on 9 March 2001, and the inspector found that a business of/or repairing carpet cleaning equipment and selling carpet cleaning products existed at the location cited.

On 9 March 2001, the inspector issued a written correction notice pursuant to §1-7(c), Baltimore County Code, which described with particularity the nature of the violations and the manner of correction. The correction notice was marked in evidence as PEx1 and was served on the Respondents.

On 12 April 2001, pursuant to §1-7(d), Baltimore County Code, a code enforcement citation was issued. The citation was marked in evidence as PEx2 and was legally served on the Respondents.

The citation described the violations as follows: Baltimore County Zoning Regulations, §101; 102.1; 1B01.1A; Failure to cease operation of business from residential property zone "DR5.5" (sic). Further, the citation proposed a civil penalty of \$6,200 to be assessed. A code enforcement hearing date was scheduled for 12 June 2001.

Robert E. Langley and Bette M. Langley, Respondents, appeared for the code enforcement hearing and testified.

John Gontrum, Esquire, appeared on behalf of the Respondents.

Ron Turner, code enforcement inspector, also testified.

Testimony and evidence shows that the Respondents own property consisting of 2.875 acres zoned RC5 on Jones Road near Philadelphia Road. The Respondents maintain a business providing professional cleaning equipment and repairing cleaning equipment for carpet and upholstery. The Respondents maintain inventory on the property. In addition, the Respondents do repair work in the barns located on the property. The business has been located on the property since 1979. See photos taken 3/7/01 and 4/11/01 and marked PEx 3. Also see Brochures, marked PEx 4 and a business card marked PEx 5.

The Respondents have arranged to move the inventory to another location. Counsel for the Respondents argues that the business could be likened to a "home occupation" since the barns on RC5 property are considered principal structures. However, §101, BCZR, defines home occupation as "any use conducted entirely within a dwelling which is incidental to the main use of the building for dwelling purposes and does not have any exterior evidence, other than a permitted sign, as stated in §450.4, to indicate that the building is being utilized for any purpose other than that of a dwelling; and in connection with which no commodity is kept for sale on the premises, not more than one person per dwelling is employed on the premises other than domestic servants or members of the immediate family, and no mechanical equipment, other than computers, printers, fax machines, modems, standard office copy machines and similar office equipment, is used except such as may be used for domestic purposes. A "home occupation" does not include fortune-telling.

The Respondents have been very cooperative and forthcoming with the inspector. All their neighbors have written letters of recommendation praising the Respondents and accepting the operation of a business from the property. Nevertheless, the BCZR is quite clear that this is not a home occupation.

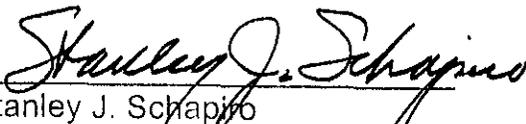
Robert E. Langley
Bette M. Langley
Citation No. 01-0975

Pursuant to the correction notice and subsequent code enforcement citation issued, and hearing held, and for the reasons set forth above, it is found as a matter of law that code violations existed from 9 March 2001, and the violations are continuing.

THEREFORE, IT IS ORDERED by the Code Enforcement Hearing Officer, this 20 day of June 2001, that a civil penalty is imposed in the amount of \$500.

IT IS FURTHER ORDERED that if the Respondents cease the operation of a business from the subject property on or before the 31 December 2001, then the civil penalty in the amount of \$500 shall be suspended.

IT IS FURTHER ORDERED that the inspector monitor the property to determine whether the violations have been corrected.

Signed: 
Stanley J. Schapiro
Code Enforcement Hearing Officer

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.



Baltimore County
Department of Permits and
Development Management

Code Inspection and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351 ✓
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No.	Property No.	Zoning
01-0975	170000759	DR. 5.5
Name(s):	Robert E. Langley Bette M. Langley	
Address:	10631 Jones Rd Kingsville, MD	
Violation Location:	10631 Jones Road 21087	
Violation Dates:	March 9, 2001 Thru April 10, 2001	

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

Section - 101.02.1; 1801.1A
Failure to Cease operation
of Business From Residential
Property Zone D.B.5.5

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated:

\$ 6,200

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for:

Date: June 12, 2001

Time: 9:00 am

Citation must be served by:

Date: 04/27/01

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: Ron Turner

Date: 4/12/01
Inspector's Signature: *Ron Turner*

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: _____

Address: _____

Date _____ Defendant's Signature _____

AGENCY



Baltimore C
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351 ✓
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-0975	Property No. 170000759	Zoning: DR.5.5
------------------------------	---------------------------	-------------------

Name(s): Robert E. Langley
Bette M. Langley

Address: 10631 Jones Road, Kingsville, MD

Violation Location: 10631 Jones Rd 21087

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
Section 10-102.1; BOA
Cease operation of Business
From Residential Property Zone
D.R.5.5

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 04/10/01	Date Issued: 03/9/01
---------------------------	-------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: Ron Turner

INSPECTOR: Ron Turner

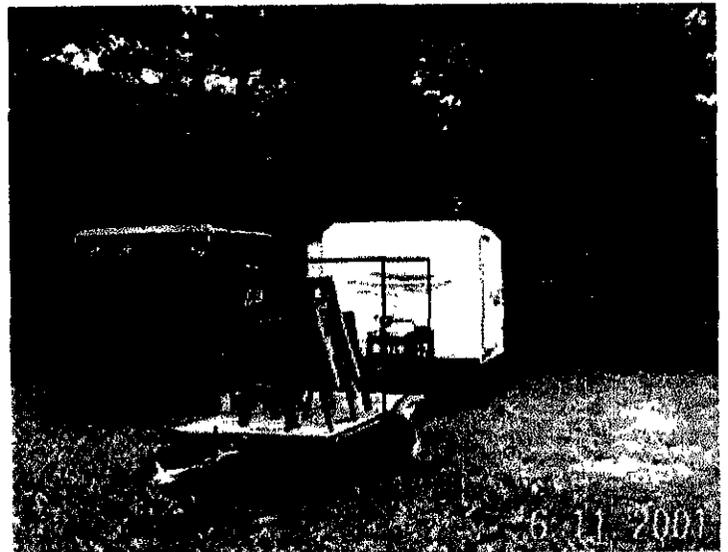
STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued: PEX1
-----------------	----------------------

10631 Jones Rd
01-0975

Patricia L.





Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us

October 10, 2001

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, Md. 21221

Re: Case No 01-0975, 10631 Jones Road

Dear Mr. Gontrum:

I am in receipt of your letter dated September 8, 2001 requesting an extension past the current deadline of December 31, 2001. You have advised me that the Respondents are making an effort to relocate, but have not been successful. I realize that the Order has imposed a hardship on the Respondents. As long as the Respondents are making an honest effort to comply with the Order, I am satisfied to grant an extension of the deadline.

The Order of June 20, 2001 setting a deadline of December 31, 2001 is hereby extended to February 1, 2002.

Sincerely,

Stanley J. Schapiro
Code Enforcement Hearing Officer

c: R. Turner, code enforcement inspector

01-0975



Census 2000



For You, For Baltimore County



Census 2000



ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221
(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR *

September 8, 2001

* Also Admitted In the District of Columbia

Stanley J. Schapiro
Code Enforcement Hearing Officer
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Robert E. Langley
Bettie M. Langley
Civil Citation No. 01-0975
10631 Jones Road

Dear Mr. Schapiro:

As a follow up to our conversation last week, we wished to request an extension, if necessary, for the time deadlines given under your order of June 20 in the above-referenced matter.

You may recall that Mr. and Mrs. Langley are operating a business from a barn on their property and have been doing so for many years with the approval of their neighbors. The case was brought by someone not even living in the community, and there was no opposition at the hearing. In fact, if Mr. Langley had not brought the inspectors in and showed them around, and been so forthcoming, there probably would have been no citation issued.

Mr. Langley is of advanced years and his health has unfortunately deteriorated substantially since the hearing. This business affords them with their only substantial income allowing them to remain on their property. They are pursuing seeking permission from the zoning commissioner under a special hearing to continue the business, but due to Mr. Langley's poor health even this may be difficult. They also have searched for alternate sites, but none so far have been feasible.

Mr. and Mrs. Langley have repeatedly contacted me worried about what is going to happen, and I was pleased to inform them of our conversation and that you would give an extension of time, if

necessary, under the circumstances from the December 31st
deadline to cease operation from the premises. Thank you for
your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John B. Gontrum', written in a cursive style.

John B. Gontrum

cc. Mr. and Mrs. Langley

UPDATE/MESSAGE FORM

Date: 06/20/01

Time: _____ a.m. p.m.

Inspector: R. Turner

Case No.: 01-0975

Address: 10631 Jones Road

Comments: Recheck For Business at this
property - See order

Next Inspection

12/31/01

ENTERED INTO AS400

W. J. [Signature]

Code Enforcement - Daily Worksheet

Inspector - ORIGINAL SIGNED BY
LEONARD J. WASILEWICZ

Area Case # Location Apt Zip Date Rec Reinsp Dt
003 01-0975 10631 JONES RD 21087 3/06/2001 6/10/2001

Tax Acct #: 1700007594

Complainant Name: (Last) ANNON.LETTER (First) ;
Addr:

Str # Dir Street Name Type Apt
City ST Zip
Phone: (Home) (Work)

Problem: ILLEGAL BUSINESS

30 E3

Notes:

3/7/01-DOING RESEARCH. POP/UP 3/9/01. (RT) **3/7/01-UPON INSPECTION OF THIS PROPERTY I FOUND A CARPET CLEANING BUSINESS OPERATING FROM THIS RESIDENTIAL PROPERTY. ALSO I FOUND 2 WORK SHOP BUILDINGS AND AN OFFICE SETTING WITH TWO SECRETARIES. INSIDE OF OFFICE WAS TON OF CARPET CLEANING PRODUCTS AND ALSO CARPET CLEANING MACHINES. OWNER GAVE INSPECTOR TURNER A CATALOG OF THINGS HE SELLS FROM THIS PROPERTY. 6 PICTURES WERE TAKEN. CORRECTION NOTICE WAS WRITTEN TO CEASE OPERATION OF BUSINESS. COMPLAINANT WAS CALLED AND UPDATED. P/U 4/10/01. (RT)

**4/11/01-OWNER IS STILL OPERATING BUSINESS OUT OF RESIDENTIAL PROPERTY. INSPECTOR TURNER WAS ABLE TO TAKE 7 MORE PICTURES OF BUSINESS. CITATION WAS WRITTEN. CITATION NEEDS TO BE SERVED BY 4/17/01. ANONYMOUS LETTER. POP-UP 4/27/01. (RT/SCJ)

**4/18/01-CITATION SENT BY CERTIFIED MAIL TO ROBERT E LANGLEY & BETT E M LANGLEY, 10631 JONES ROAD, KINGSVILLE, MD 21087. (SCJ) 4/23/01 GREEN CARD RETURNED AND PUT ON DOCKET FOR 6/12/01. K.P.

*6/11/01 Business still there
(4) Pictures given to Ross for court 6/12/01
P/u 6/16/01 for court order.*

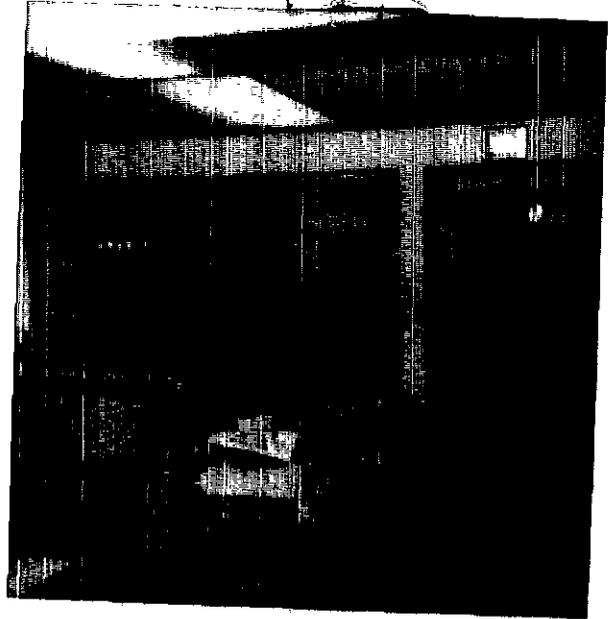
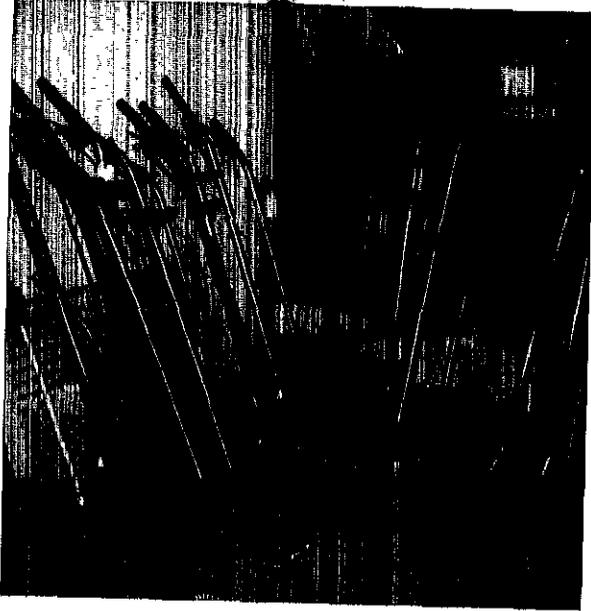
PHOTOGRAPHIC RECORD

Citation Case Number 01-0975

Date of Photographs 4/11/01

INSIDE OF OFFICE
↓

INSIDE OF OFFICE
↓



Total of

7

HEREBY CERTIFY that I took the number of photos 7 photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Ben Turner

Enforcement Officer

PHOTOGRAPHIC RECORD

Station Case Number 01-0975

Date of Photographs 4/11/01

INSIDE OF OFFICE
↓



INSIDE OF OFFICE
↓



Total of

HEREBY CERTIFY that I took the 7 photographs set out above, and that these photographs
number of photos.
fairly and accurately depict the condition of the property that is the subject of the above-referenced
station/case number on the date set out above.

Ken Tun
Enforcement Officer

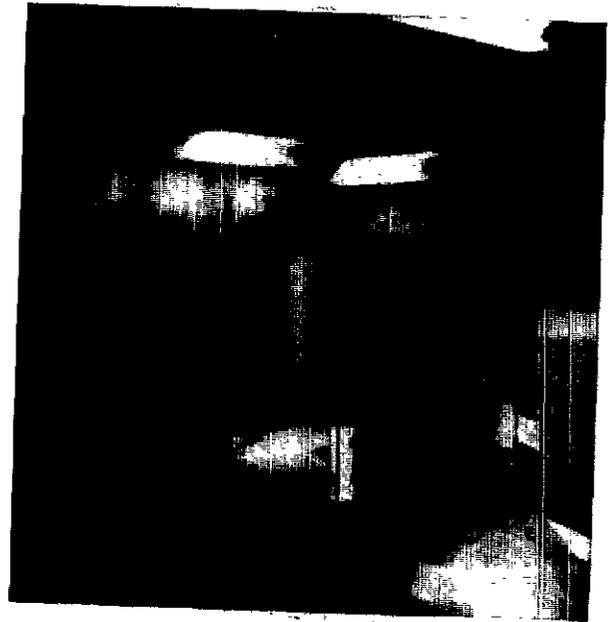
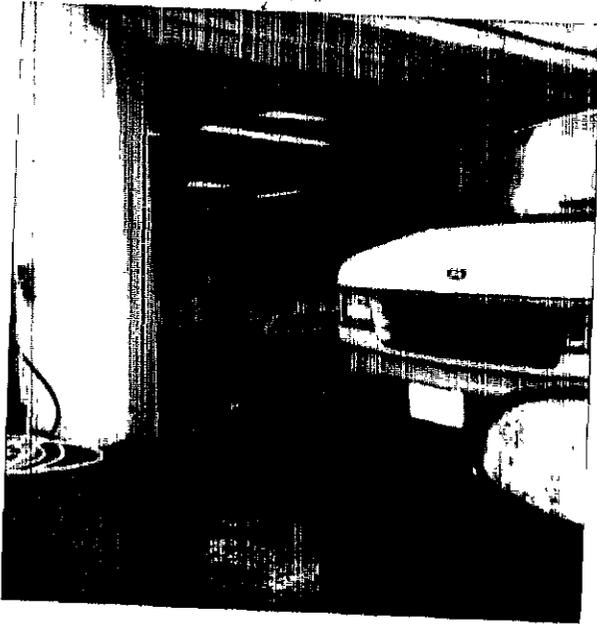
PHOTOGRAPHIC RECORD

Citation Case Number 01-0975

Date of Photographs 4/11/01

Outside of work shop
↓

Inside of work shop
↓



Total of

_____ that took the 7 number of photos photographs set out above, and that these photographs
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

Ben Turner
Enforcement Officer

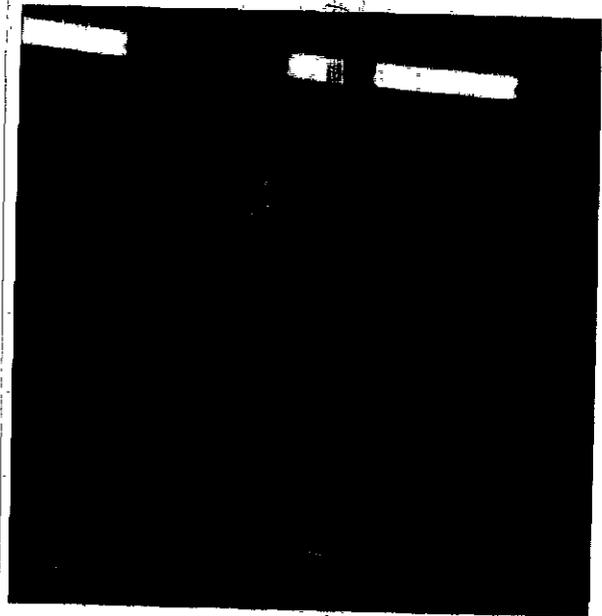
PHOTOGRAPHIC RECORD

Citation Case Number 01-0975

Date of Photographs 04/11/01

Inside **OF** office
↓

IN work ↓ shop



Total of

7

number of photos

HEREBY CERTIFY that I took the 7 photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Roy Turner

Enforcement Officer

PHOTOGRAPHIC RECORD

Citation Case Number

01-0975

Date of Photographs

04/11/01

Outside of Work Shop



HEREBY CERTIFY that I took the **Total of 7** photographs set out above and that these photographs
Number of photos
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

Ron Turner
Enforcement Officer

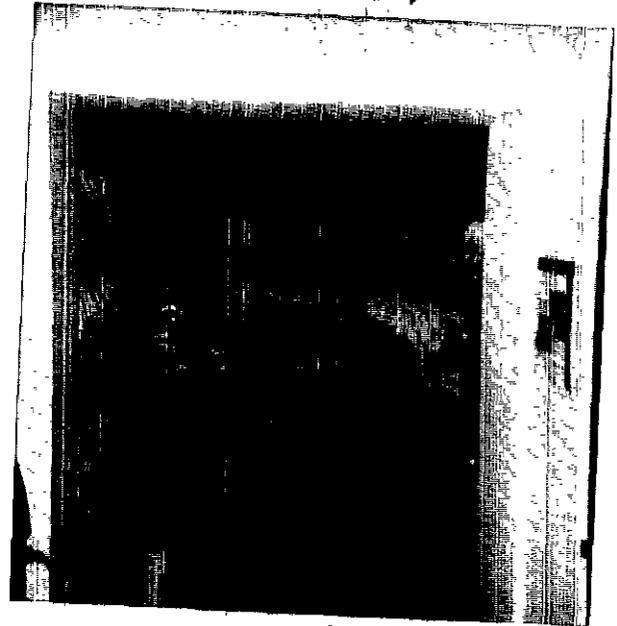
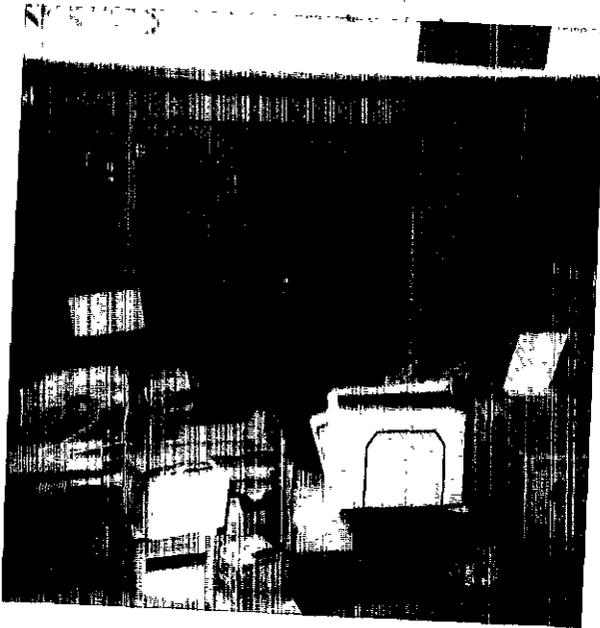
PHOTOGRAPHIC RECORD

Citation Case Number 01-0975

Date of Photographs 4/11/01

Inside of OFFICE
↓

Inside of OFFICE
↓



Total of 7

HEREBY CERTIFY that I took the 7 photographs set out above, and that these photographs
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation, case number or the date set out above.

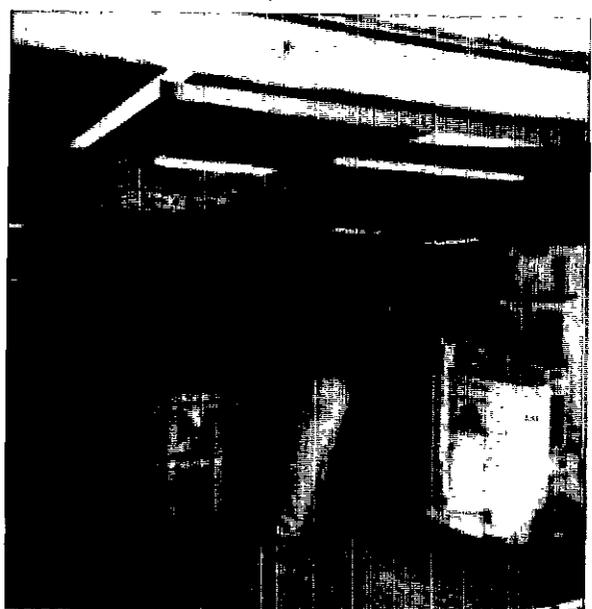
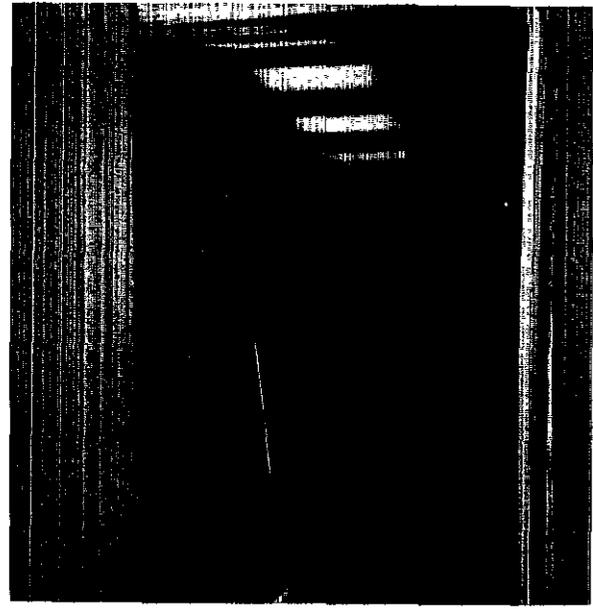
Pat Turner
Enforcement Officer

@elez

PHOTOGRAPHIC RECORD

(3)

Citation/Case Number 01-0975
 Date of Photographs 03/7/01



Work Shop RT
03/7/01

Work Shop RT
03/7/01

I HEREBY CERTIFY that I took the 6 photographs set out above, and that these photographs
(number of photos)
 fairly and accurately depict the condition of the property that is the subject of the above-referenced
 citation/case number on the date set out above

Rear Turner
 Enforcement Officer

2

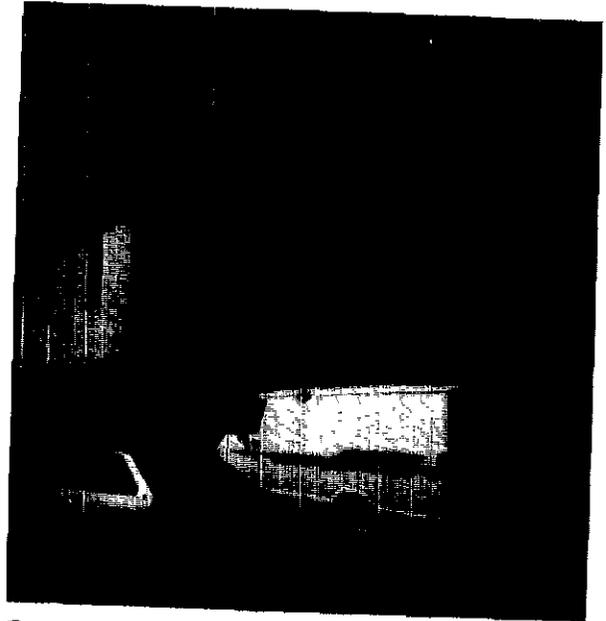
PHOTOGRAPHIC RECORD

Citation/Case Number: 01-0975

Date of Photographs: 03/7/01



Picture of office
03/7/01



Resident House
03/7/01

I HEREBY CERTIFY that I took the 6 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Ron Turner
Enforcement Officer

COPY OF
Tax Return
From 1980

TRUCK MOUNT, INC.
10631 JONES ROAD
BRADSHAW, MARYLAND 21087
410-679-2800

410-538-4430 (FAX) March 7, 2001

To: Ron Turner

Fax: 410-887-2824

Mrs. Turner:

We hope this will help to straighten out this situation. I'm try to find paperwork from May 1979. That's how long we have been in business here. We don't know of any other questions about this.

Form **1040** Department of the Treasury—Internal Revenue Service
U.S. Individual Income Tax Return 1980

For Privacy Act Notice, see Instructions For the year January 1–December 31, 1980, or other tax year beginning 1980, ending 19

Use IRS label. Otherwise, please print or type.

Your first name and initial (if joint return, also give spouse's name and initial) **Robert and Bette** Last name **Langley** Your social security number **217 32 7549**

Present home address (Number and street, including apartment number, or rural route) **10631 Jones Road** Spouse's social security no. **214 34 3916**

City, town or post office, State and ZIP code **Bradshaw, Maryland 21021** Your occupation **Salesman** Spouse's occupation **Saleslady**

Presidential Election Campaign Fund

Do you want \$1 to go to this fund? Yes No

If joint return, does your spouse want \$1 to go to this fund? Yes No

Note: Checking "Yes" will not increase your tax or reduce your refund.

Requested by Census Bureau for Revenue Sharing

A Where do you live (actual location of residence)? (See page 2 of Instructions.) State **MD** City, village, borough, etc. **Bradshaw**

B Do you live within the legal limits of a city, village, etc.? Yes No

C In what county do you live? **Baltimore**

D In what township do you live?

Filing Status

Check only one box.

1 Single

2 Married filing joint return (even if only one had income)

3 Married filing separate return. Enter spouse's social security no. above and full name here

4 Head of household. (See page 6 of Instructions.) If qualifying person is your unmarried child, enter child's name

5 Qualifying widow(er) with dependent child (Year spouse died **19**). (See page 6 of Instructions.)

Exemptions

Always check the box labeled Yourself. Check other boxes if they apply.

6a Yourself 65 or over Blind

b Spouse 65 or over Blind

c First names of your dependent children who lived with you **Deborah, Gary, Leah**

d Other dependents:

(1) Name (2) Relationship (3) Number of months lived in your home (4) Did dependent have income of \$1,000 or more? (5) Did you provide more than one-half of dependent's support?

Enter number of boxes checked on 6a and b **2**

Enter number of children listed on 6c **3**

Enter number of other dependents. Add numbers entered in boxes above **5**

1 Control number **22222** **36,400**

2 Employer's name, address, and ZIP code **Bob Langley Associates, Inc. 10631 Jones Road Bradshaw, Maryland 21021 52-1119910 000040328**

3 4

5 Stat em- De- Pension Legal 942 Sub- Cor- Void
 ployee ceased plan rep. emp. total rection

6 7 Advance EIC payment **419**

8 Employee's social security number **217-32-7549** 9 Federal income tax withheld **8325.20**

10 Wages, tips, other compensation **36,400.00** 11 FICA tax withheld **2231.32**

12 Employee's name, address, and ZIP code **Robert E. Langley, Sr. 10631 Jones Road Bradshaw, Maryland 21021**

13 FICA wages 14 FICA tips

15 Employer's use **18,096**

17 State income tax **2485.08** 18 State wages, tips, etc. **36,400.00** 19 Name of State **Maryland**

20 Local income tax 21 Local wages, tips, etc. 22 Name of locality

44,915

Form **W-2 Wage and Tax Statement 1980** Copy C For employer's records This information is being furnished to the Internal Revenue Service. Department of the Treasury Internal Revenue Service

Adjusted Gross Income

24 Employee business expenses (attach Form 2100)

25 Payments to an IRA (enter code from page 10)

26 Payments to a Keogh (H.R. 10) retirement plan

27 Interest penalty on early withdrawal of savings

28 Alimony paid

29 Disability income exclusion (attach Form 2440)

30 Total adjustments. Add lines 23 through 29 **1,440**

31 Adjusted gross income. Subtract line 30 from line 22. If this line is less than \$10,000, see "Earned Income Credit" (line 57) on pages 13 and 14 of Instructions. If you want IRS to figure your tax, see page 3 of Instructions. **43,475**

1980

U.S. Corporation Income Tax Package

This package contains
the following forms and
related instructions—

- Form 1120
- Schedule D (Form 1120)
- Form 1120-W
- Form 3468
- Form 4562
- Form 4797
- Form 7004

All forms are placed in
the center of this package
for easy removal.

Department of the Treasury
Internal Revenue Service

Forwarding and Return
Postage Guaranteed

Peel off the label and place it in the
address area of the Form 1120 you
file. If someone else prepares your
return, please give the preparer the
pre-addressed label and the envelope
and ask the preparer to use them.
Make necessary corrections on the
label.

Third Class Bulk Rate
Postage and Fees Paid
Official Business
554

UA 52-111910 APR 30 1981 DS2 M
 BOB LANGLEY ASSOCIATES INCORPORATED
 10631 JONES RD
 BRADSHAW
 MD 21021

Package 1120

1 Control number 33	2 941/941E Military 943 CY-1 942 Section 218	3 W-2 W-2P	4 Original Corrected	5 With TIN Without TIN
6 State SSA number 381350-2	7 Advance EIC payments	8 Number of statements attached 15		
9 Federal income tax 17068.51	10 Wages, tips, and other compensation 91975.73	11 FICA tax withheld 5643.57		
12 Employer's State number 381350-2	13 FICA wages 81475.73	14 FICA tips		
15 Employer's identification number 52 - 1119910		16 Establishment number		
17 Employer's name Bob Langley Associates Inc P.O. Box 322 White Marsh, Md 21162		18 Gross annuity, pension, retired pay, or IRA payment		
19 Employer's address and ZIP code (if available, place label over boxes 15, 17, and 19.)		20 Taxable amount		

Under penalties of perjury, I declare that I have examined this return, including accompanying documents, and to the best of my knowledge and belief, it is true, correct, and complete. In the case of documents without recipients' identifying numbers, I have complied with the requirements of the law by requesting such numbers from the recipients, but did not receive them.

Signature: *Bette M. Langley* Title: *Pres/Sec* Date: *1/30/81*

Form **W-3** Transmittal of Income and Tax Statements **1980**

Department of the Treasury
Internal Revenue Service

1 Control number 22222	2 Employer's name, address, and ZIP code Bob Langley Associates, Inc. 10631 Jones Road Bradshaw, Maryland 21021 52-1119910 000040328	3	4
8 Employer's Social Security number 217-32-7549	9 Federal income tax withheld 8325.20	10 Wages, tips, and other compensation 36,400.00	11 FICA tax withheld 2231.32
12 Employer's name (first, middle, last) Robert E. Langley, Sr. 10631 Jones Road Bradshaw, Maryland 21021		13 FICA wages	14 FICA tips
17 State income tax 2485.08		18 State wages, tips, etc. 36,400.00	19 Name of state Maryland

1 Control number 22222	2 Employer's name, address, and ZIP code Bob Langley Associates, Inc. 10631 Jones Road Bradshaw, Maryland 21021 52-1119910 000040328	3	4
8 Employer's Social Security number 215-90-5151	9 Federal income tax withheld 5.10	10 Wages, tips, and other compensation 61.25	11 FICA tax withheld 3.75
12 Employer's name (first, middle, last) Chris O. Betts 5667 Gunpowder Road White Marsh, Maryland 21162		13 FICA wages	14 FICA tips
17 State income tax 2.40		18 State wages, tips, etc. 61.25	19 Name of state Maryland

DETACH THIS STUDY BEFORE FILING

1 Cont 22222

2 Employer's name, address, and ZIP code
Bob Langley Associates, Inc.
 10631 Jones Road
 Bradshaw, Maryland 21021
 52-1119910 000040328

3 4

5	6	7	8	9	10	11	12	13	14	
State em- ployee	De- ceased	Pension plan	Legal rep.	942 emp.	Sub- total	Cor- rection	Void	10 Wages, tips, other compensation	11 FICA tax withheld	
								1113.50	68.29	
6* Employer's identification number								7 Advance EIC payment		
8 Employee's social security number				9 Federal income tax withheld				13 FICA wages		14 FICA tips
215-90-4721				109.60						
12 Employee's name (first, middle, last) Melissa Frye										
15 Employee's address and ZIP code Ebenesser Road Chase, Maryland 21027										
17 State income tax			18 State wages, tips, etc.			19 Name of State				
49.58			1113.50			Maryland				
20 Local income tax			21 Local wages, tips, etc.			22 Name of locality				

Form W-2 Wage and Tax Statement 1980
 Copy A For Social Security Administration
 See instructions for Forms W-2 and W-2P
 Department of the Treasury
 Internal Revenue Service
 Do NOT CUT or Separate Forms on This Page

1 Cont 22222

2 Employer's name, address, and ZIP code
Bob Langley Associates, Inc.
 10631 Jones Road
 Bradshaw, Maryland 21021
 52-1119910 000040328

3 4

5	6	7	8	9	10	11	12	13	14	
State em- ployee	De- ceased	Pension plan	Legal rep.	942 emp.	Sub- total	Cor- rection	Void	10 Wages, tips, other compensation	11 FICA tax withheld	
								94.00	5.78	
6* Employer's identification number								7 Advance EIC payment		
8 Employee's social security number				9 Federal income tax withheld				13 FICA wages		14 FICA tips
216-72-7648				6.10						
12 Employee's name (first, middle, last) Jeffrey Anstine										
15 Employee's address and ZIP code 1349 Grant Court Edgewood Arsenal, Maryland 21010										
17 State income tax			18 State wages, tips, etc.			19 Name of State				
3.47			94.00			Maryland				
20 Local income tax			21 Local wages, tips, etc.			22 Name of locality				

Form W-2 Wage and Tax Statement 1980
 Copy A For Social Security Administration
 See instructions for Forms W-2 and W-2P
 Department of the Treasury
 Internal Revenue Service
 Do NOT CUT or Separate Forms on This Page

1 Cont 22222

2 Employer's name, address, and ZIP code
Bob Langley Associates, Inc.
 10631 Jones Road
 Bradshaw, Maryland 21021
 52-1119910 000040328

3 4

5	6	7	8	9	10	11	12	13	14	
State em- ployee	De- ceased	Pension plan	Legal rep.	942 emp.	Sub- total	Cor- rection	Void	10 Wages, tips, other compensation	11 FICA tax withheld	
								1743.50	107.22	
6* Employer's identification number								7 Advance EIC payment		
8 Employee's social security number				9 Federal income tax withheld				13 FICA wages		14 FICA tips
218-72-7534				225.21						
12 Employee's name (first, middle, last) Gary Wolf										
15 Employee's address and ZIP code Rt # 7 Bradshaw, Maryland 21021										
17 State income tax			18 State wages, tips, etc.			19 Name of State				
95.08			1743.50			Maryland				
20 Local income tax			21 Local wages, tips, etc.			22 Name of locality				

**C O U N T Y O F C O L O R A D O
C O D E E N F O R C E M E N T R E P O R T**

NCF

DATE: 3/8/01 INTAKE BY: JR CASE #: 01 0975 INSPEC: 3

COMPLAINT LOCATION: 10631 Jones Rd

ZIP CODE: 21087 DIST: _____

COMPLAINANT NAME: Anon Letter PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: illegal business - see attached letters

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 17 00 007594 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

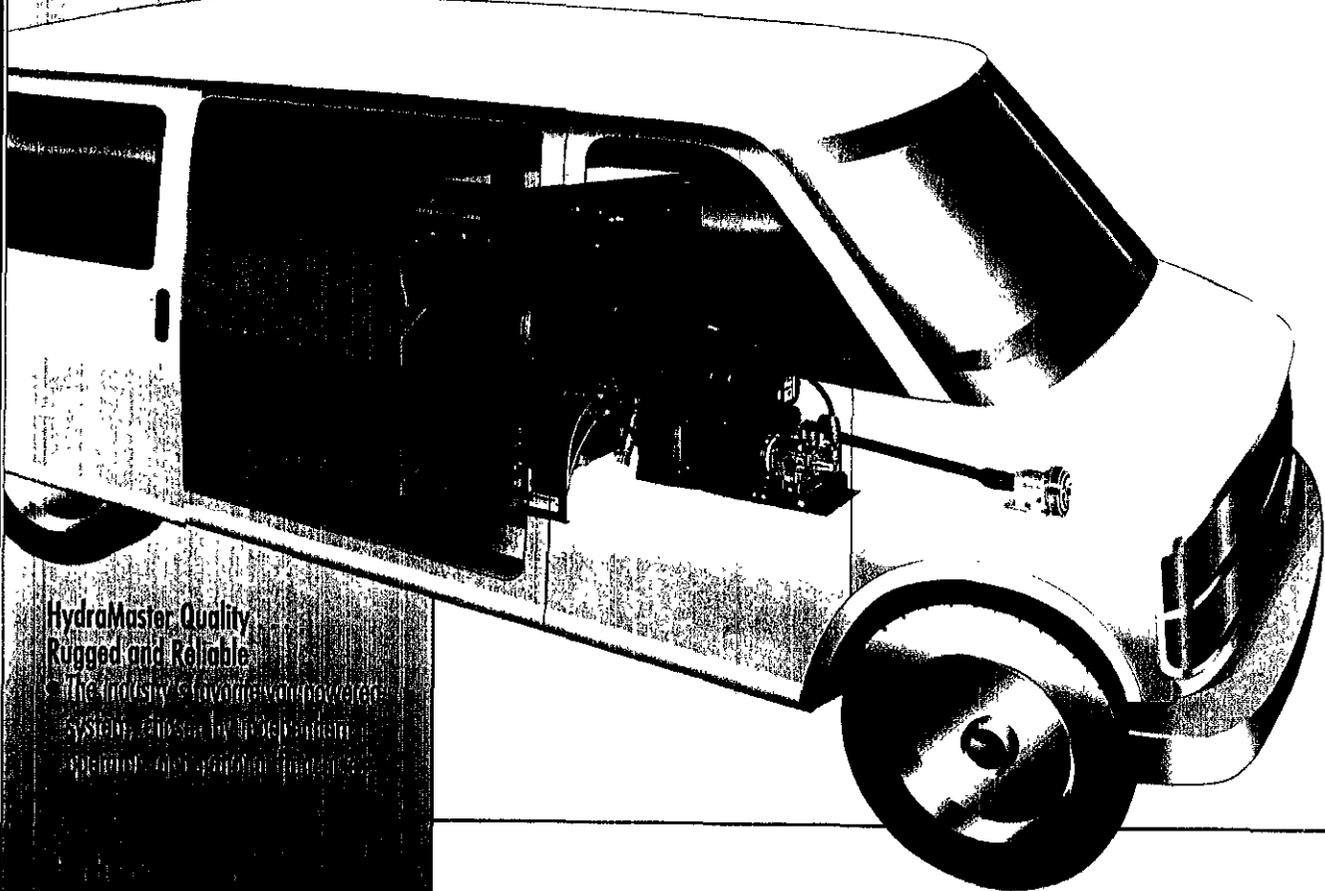
REINSPECTION: _____

CDS OVERDRIVE™ 4.6 AND 4.8 CLUTCH DRIVE SYSTEMS

5

HOT
SalsaX²
Industry's hottest van-powered
carpet cleaning system...
working temperatures to 230° F.

Overdrive Power Trans has a new
level 130 rpm torque converter
with 11 clutches for maximum
fuel economy.
Maximize Cargo Space
• The unique CDS² space-saving
design uses only 1/4 inches of
valuable rear cargo space.



**HydraMaster Quality,
Rugged and Reliable**

• The industry's strongest van-powered
system, chosen by top volume
rental and commercial fleets.

HYDRAMASTER®

TRUCK MOUNT, INC.
10631 JONES ROAD
BRADSHAW, MARYLAND 21087
410-679-2800

PEX 4

CASE NO # 01-0975

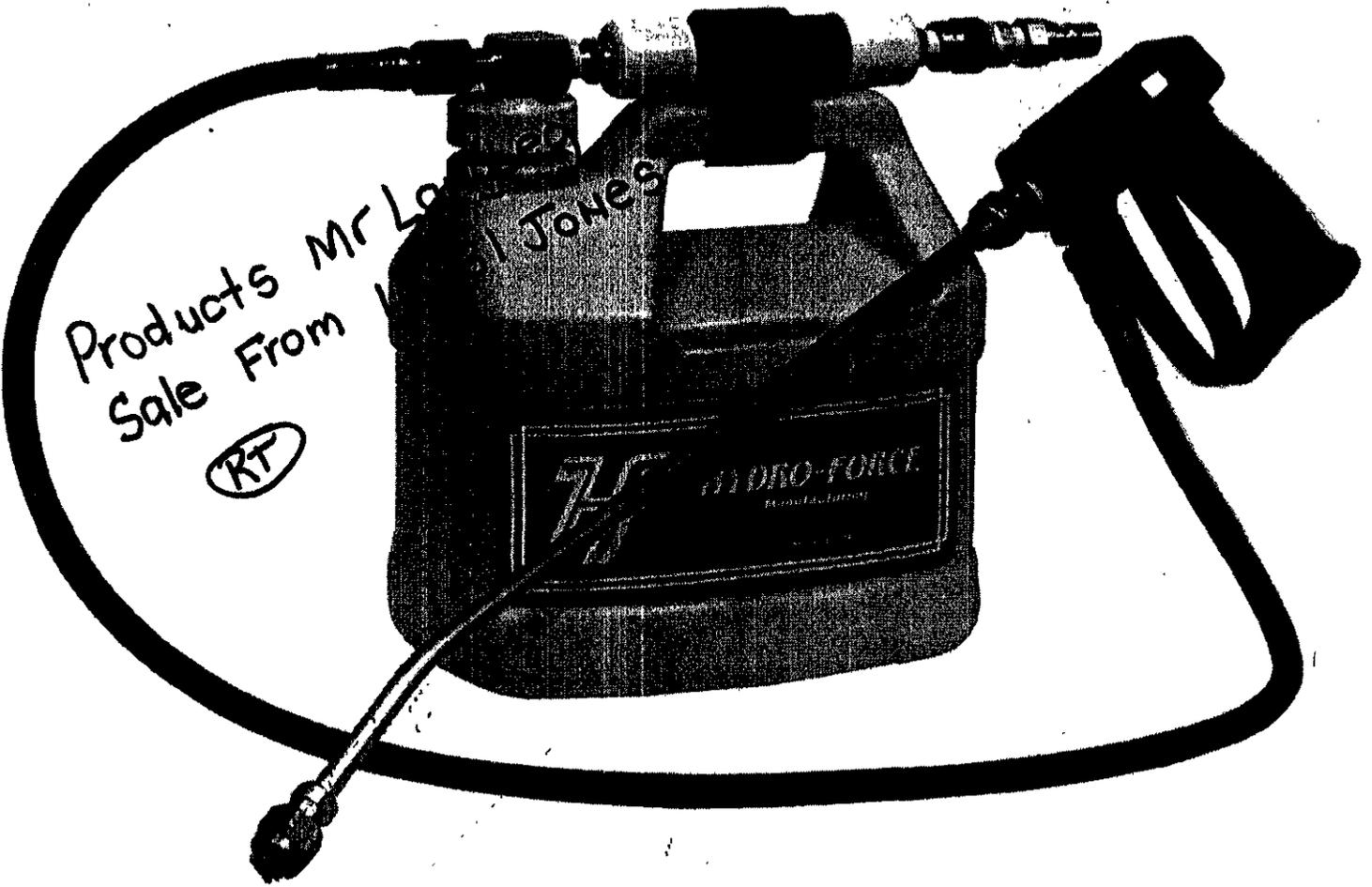
03/7/01

LANGLEY ENTERPRISES/TMS

ACCESSORIES FOR THE CLEANING PROFESSIONAL
CARPET • UPHOLSTERY • RESTORATION

INSPECTOR RON TURNER

4



1999 / 2000 CATALOG

10681 JONES ROAD BRADSHAW, MD 21021
410-679-2800 / 410-638-4430 (fax)

PEX

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

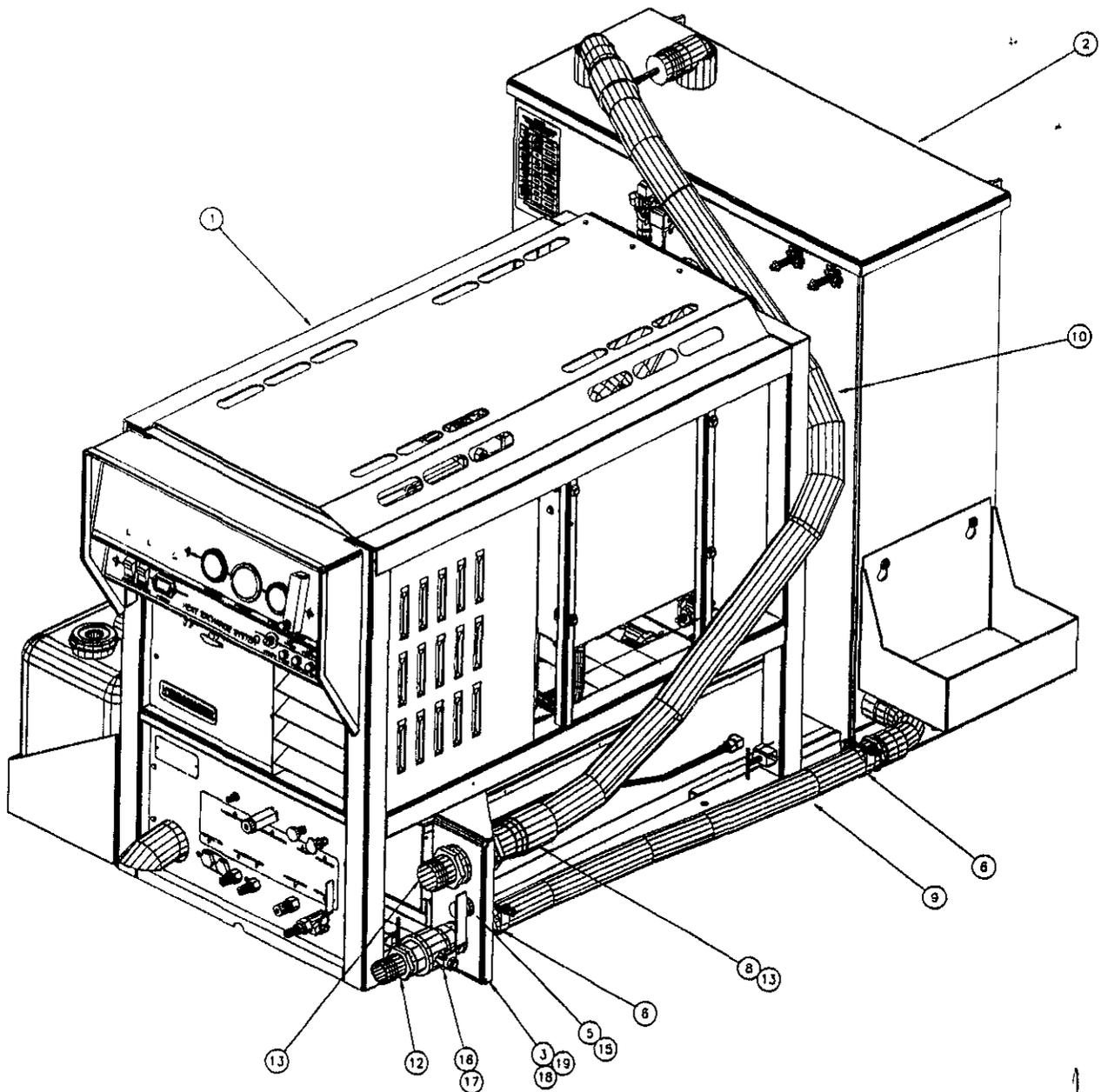
ADDRESS

LARRYENCE F. GAUEL
Raymond J. Kaul
KAUL

10628 Jones Rd
8330 Pulaski Hwy



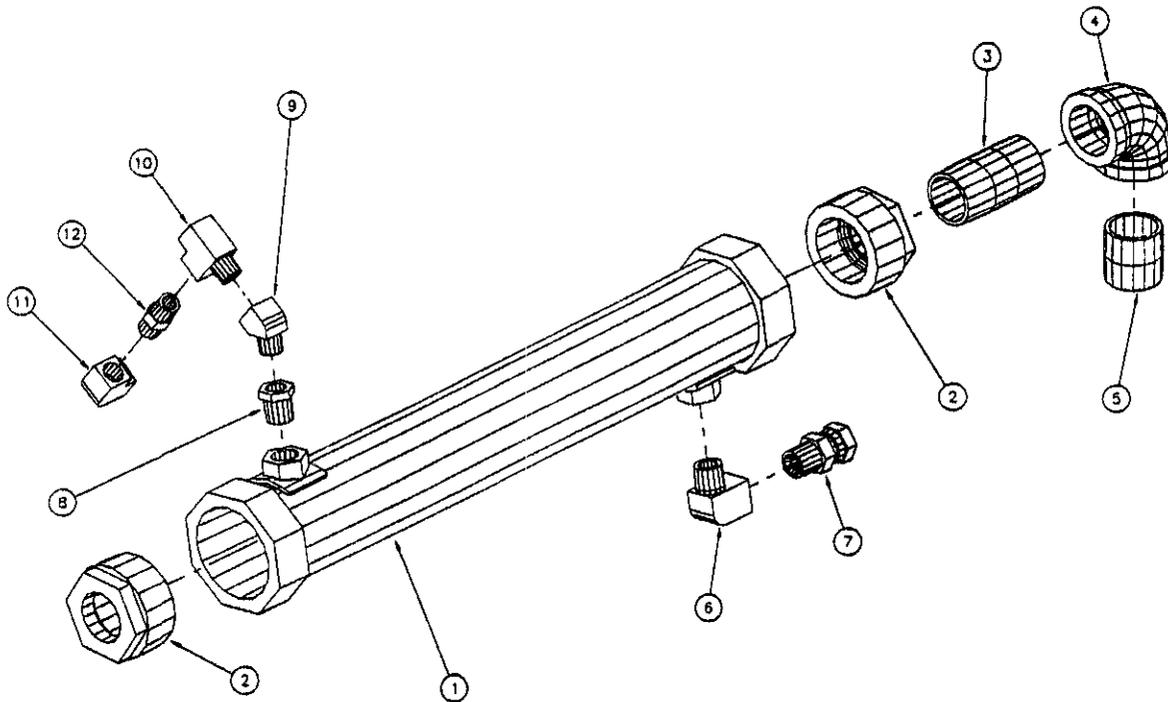
Figure 1-23: Machine Assemblies with L-Tank
D3618, Rev A



Prot No 1A

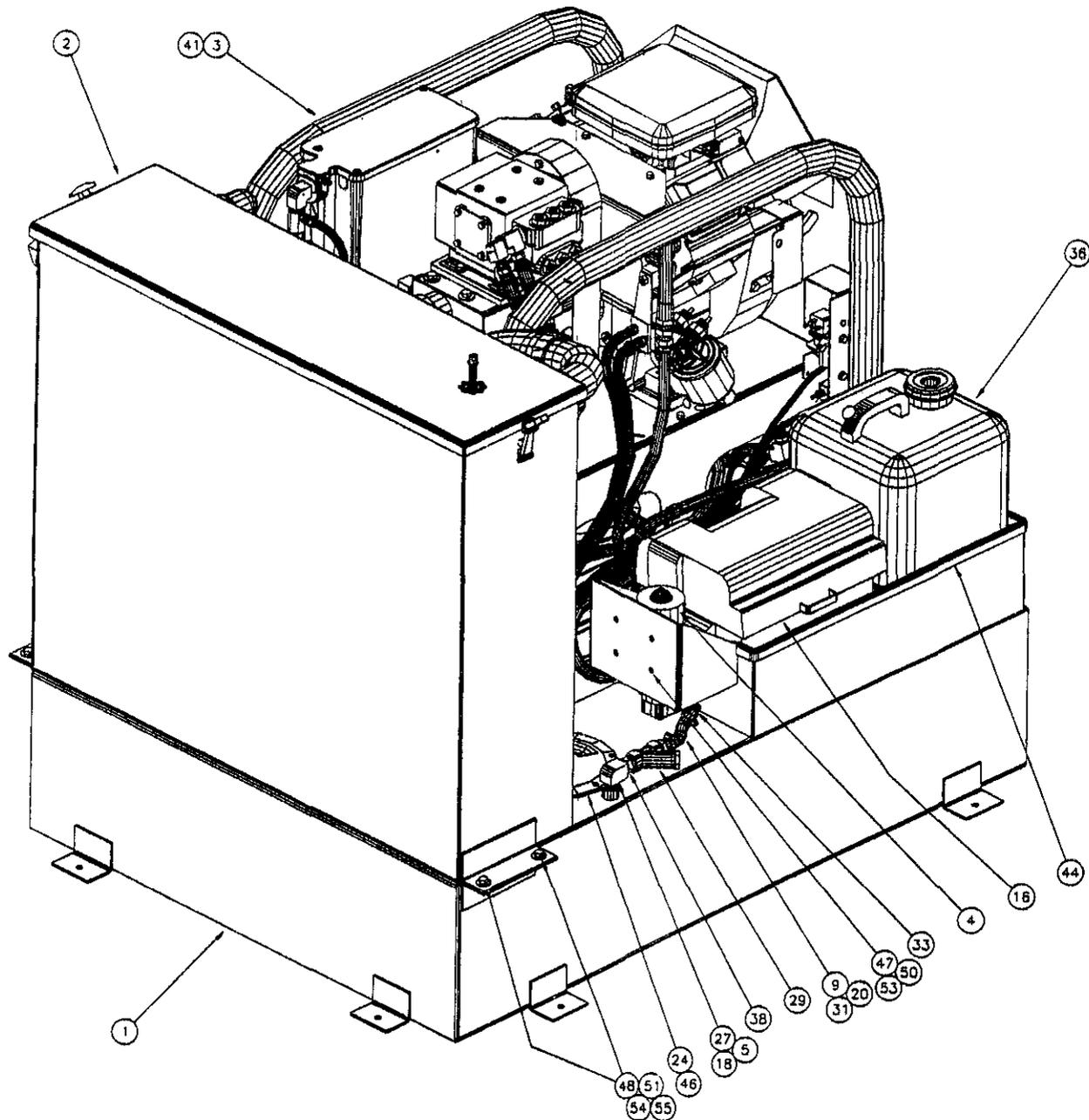
Figure 1-22: **By-Pass Heat Exchanger Assembly**

C2826, Rev A



ITEM	PART NO	DESCRIPTION	QTY
1	038-018	Core, 3" Copper CF Heat Exchanger	1
2	052-255	Bushing, 2½" NPT x 1¼" FPT	2
3	052-179	Nipple, 1¼" x 3" Black Steel	1
4	052-211	Elbow, 1¼" F x F Steel	1
5	052-180	Nipple, 1¼" Close	1
6	052-087	Elbow, ½" Brass Street	1
7	052-270	8M-8UFS	1
8	052-064	Bushing, ½" M x ⅜" F Brass	1
9	052-083	Elbow, ⅜" Brass 45 Street	1
10	052-023	Tee, ⅜" Male Street - Brass	1
11	052-142	Elbow, ⅜" F x F Brass	1
12	052-074	Nipple, ⅜" Brass Hex	1

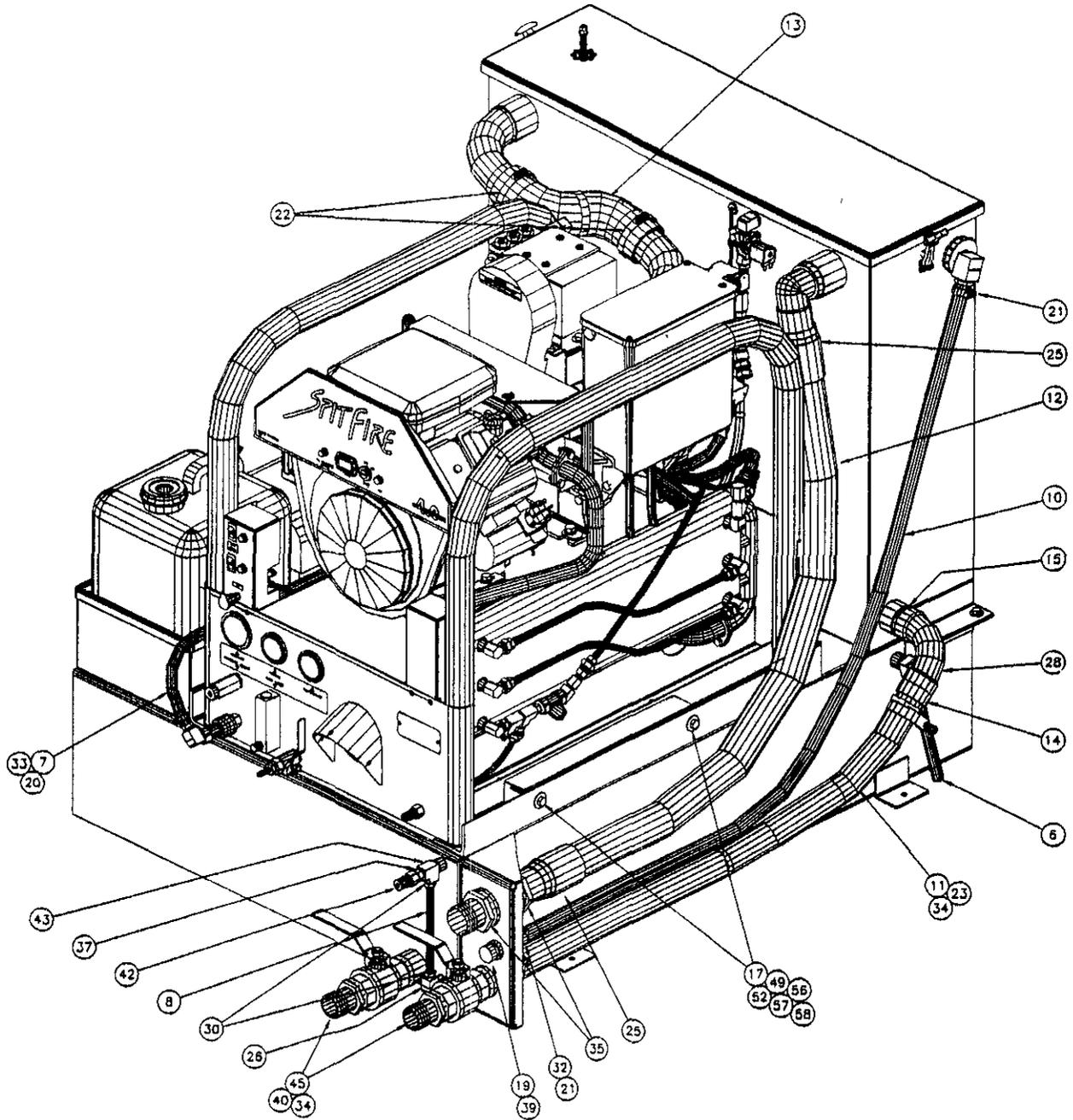
Figure 1-23
D3696, Rev A



Proof 1B

Figure 1-22: Fresh Water Tank Assembly

D3595, Rev A

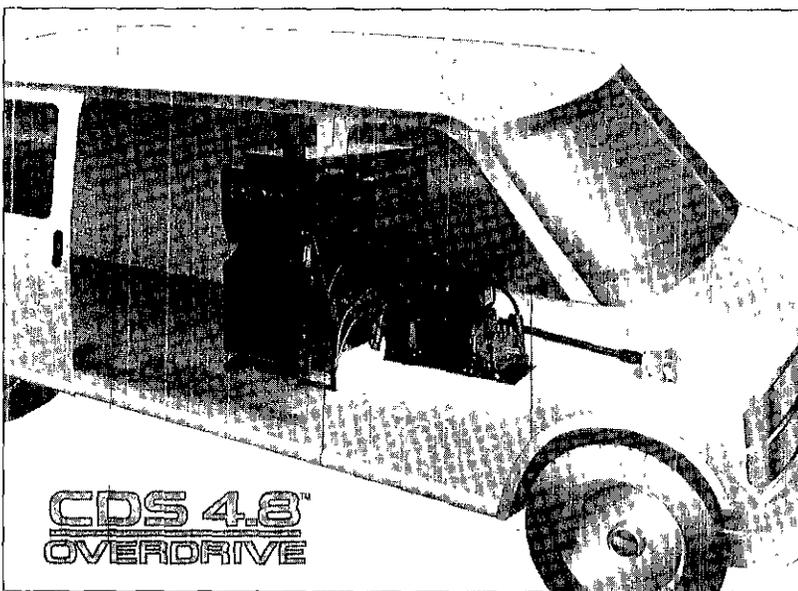


CDS 4.8 Overdrive

New CDS Overdrive engineering offers substantially upgraded performance features while maintaining the time-proven CDS concept of a simple-to-operate, easy-to-maintain van powered cleaning system. New power train technology has boosted vacuum performance by 25%, while lowering gas consumption 25% to 35%. The unique CDS system employs a flexible drive shaft design that places the unit's power pack between the van's front seats, maximizing rear cargo space. The CDS uses only 14" of valuable cargo space. New 110-gallon recovery tank and vacuum breaker designs have further increased usable airflow for dramatically improved water recovery.

- Roots 47 JHYD Whispair Blower
- Special "Multi-parallel" Heat Exchanger System
- Optional Heat Booster Package and Optional PosiFlow™ Auto Pump Out System Available

MH55 STANDARD \$15,395.00
 MH55S SALSA \$16,995.00



CDS 4.8 OVERDRIVE

CDS 4.6 Overdrive

The new CDS 4.6 features advanced Overdrive Technology offering high performance and value at an attractive price. Easy to operate and simple to maintain, the 4.6 features the famous CDS space saving design leaving more usable space than any other system in the industry. The CDS 4.6 comes with a large capacity 110-gallon recovery tank and plunger pump.

- Roots 45 JHYD Whispair Blower
- Special "Multi-parallel" Heat Exchanger System
- Optional Heat Booster Package and PosiFlow™ Auto Pump Out System Available

MH36 STANDARD \$13,395.00
 MH36A SALSA \$14,395.00

SalsaX² CDS Models

Hot Water and Plenty of it.

Finally, a van-powered machine that can keep up with the heat exchanger slide-in units! HydraMaster engineers have perfected a new water heating system that keeps you in the heat - even when using 2 wands or a high-production tool like an RX-20.



The SalsaX² is the hottest direct-drive machine on the market! Available in either 4.6 or 4.8 model, the new CDS SalsaX² produces working temperatures as high as 230°F.

If you've passed up owning a van-powered machine because you wanted the heat of a slide-in, then a SalsaX² model is the right unit for you.

HYDRAMASTER

RX-20

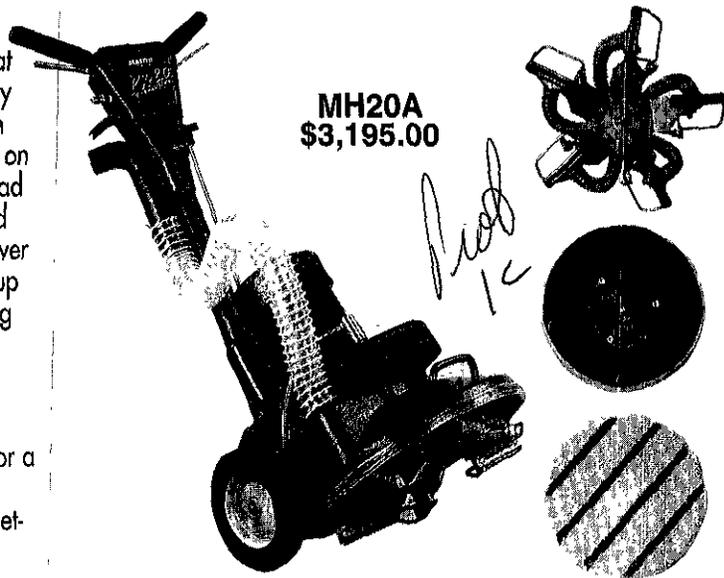
RX-20 ROTARY JET EXTRACTOR

It's now possible to thoroughly clean carpet in a one-step process that cleans all sides of the carpet fiber. We've taken a proven tool - rotary cleaning - and combined it with a steam injection/vacuum extraction system. The results: RX-20, the most advanced patented power head on today's market. RX-20's high-speed gearbox rotates the cleaning head 650 cleaning passes per minute. The 5 steam injection spray jets and 5 vacuum extraction heads glide in a self-propelled, rotary motion over the carpet. Large transport wheels and a convenient lift handle add up to a system that can be operated by young or old with equal cleaning results. Hook it up to your truckmount (or portable) system and you'll love the way it handles and you'll love the way it cleans.

Complete 3 jobs with this one tool ...

Hard Floor Head: Screw on the optional hard floor brush head for a unique system complete with water-jet and vacuum pick-up.

Bonnet Cleaning: Substitute the cleaning star for the optional bonnet-driving head, and the RX-20 is ready for bonnet cleaning.



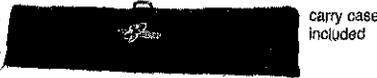
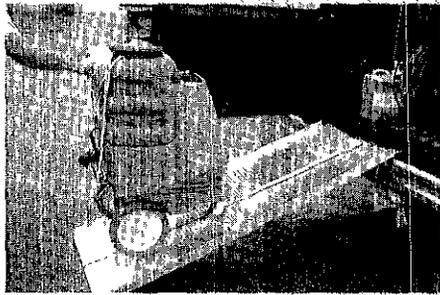
MH20A
 \$3,195.00

HYDRAMASTER

EZ-Access™ Ramp

Reduce labor costs, back injuries, and worker's comp claims.

Our EZ-ACCESS™ ramps are built for heavy-duty, everyday use. Now even the heaviest equipment can easily be wheeled in and out of your van, trailer, or truck. Our standard 600 lb. capacity ramp will handle virtually every piece and size of equipment. For extremely heavy applications, look to our heavy duty models. The Standard ramp measures 28" x 1.5" x 6" and folds for storage taking up only 3" in width. This makes it easy to carry in the van. Ramp comes with heavy duty nylon carrying case.



carry case included

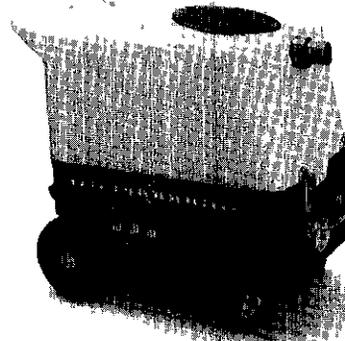
AR002 6' ramp • 600 lb load limit
\$348.95

AR004 6' ramp • 1200 lb load limit
\$448.95

AR006 8' ramp • 1200 lb. load limit
\$623.95

GUZZLER FLOOD PUMPER

The first single-card, high performance flood extractor effective when used with the Water Claw deep extraction tools. No compromises are built into this machine. Designed purely for water removal from flooded surfaces, the Guzzler is like no other flood extractor on the market.



MUS02

\$1,995.00

- Dual 2 stage vac motors producing 200 cfm
- Nothing in 12 gallon tank but large, easy-to-clean filters
- Two diaphragm-type pump-out pumps mounted under the tank, 10.5 GPM
- Secondary safety filters mounted below the tank
- 15' of 2" vac Hose (no wand included)
- 50'x3/4" pump out hose
- Strong, durable poly bond will not crack or weaken

CARPET AND HARD-SURFACE EXTRACTORS

FX-88
HYDRO-FORCE

Now you can have the power of a truckmount with the convenience of a portable.

FX-88HP

The FX-88 and the new FX-88HP come with the industry's first 20 gallon per minute, fully automatic high volume pump-out system. Flood work is a snap with either machine. With auto-fill and chemical metering, the proportioning level control allows completely automatic water fill and chemical feed for operating ease and efficiency. Both machines have an 18-gallon solution tank and a 13-gallon waste tank. They also have an innovative handle system designed to allow fast unloading in vans or trucks and large non-marking wheels for easy stair climbing. Each unit comes with 50 feet each of 1.5" vac hose, high-pressure solution hose, water hook-up hose and dump hose.



NEW!

MA10
\$3,995.00

FX-88 MA10 This incredible machine has a fully adjustable Hydro Twin Piston Pump (1.5 gpm) direct driven by a G.E. HP high efficiency, dual capacitor motor. Easily adjust the pressure from 50 to 450 PSI using the pressure regulator on the control panel. Three vac motors produce 12-13 inches of mercury lift so you can use up to 150' of vac hose with excellent recovery. Comes with a stainless steel two-jet high-pressure carpet wand.



NEW!

MA12
\$3,995.00

FX-88HP MA12 For cleaning hard surfaces such as grout and tile, this machine outperforms many truckmounts. It provides up to 1200 PSI working pressure to run hard-surface tools like the Turbo and Gekko at optimum levels. It comes with two 2-stage vac motors and lets you adjust the spray pressure down to carpet cleaning levels. Does not include tools.

ROUTE 7

10726
MALSON

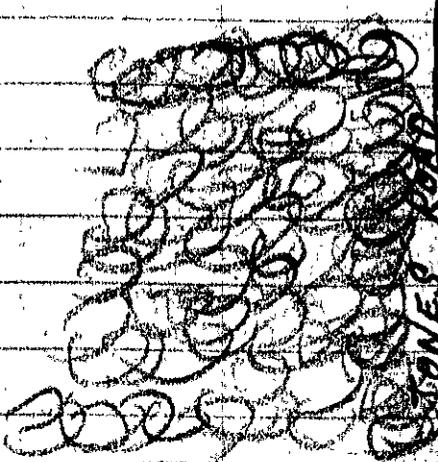
HAMPTON

SULLIVAN
10730

10700
ARCHER

10710

MARTON



LANGLEY'S
10637

↑
TOGNOCCHI GRUEL
10632 10628

↑
DIETZEN
10620

HOLTS

10627

10624

ANTONE

10600
JONES

HUGUNIN
10613

RAILROAD TRACK

Ref 3A

ROUTE 40

March 12, 2001

To whom this concerns,

We live across the street from the Langley's.

We have lived here for over 13 years.

Their business has not at any time caused any type of problem. From the road you can't even see their house, as the house's in the area are secluded. They have been neighbors who, extend the hand of friendship to all.

10620 Jones road

Mrs. Pam Dietzen

Mr. David Dietzen Sr.

Pet 3B

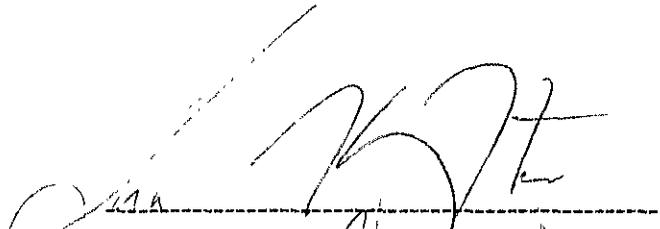
410-679-6490

March 29, 2001

TO WHOM IT MAY CONCERN;

I have lived on Jones Road for over 20 years and have never had any problems because the Langley's have had their business at their residence. I do not feel that their business has infringed on our community in any way. They have always kept their property in good condition.

They have been an asset to our community.



10720 Jones Rd
Baltimore MD. 21087
410-679-0764

ROUTE 7

10726
MASON

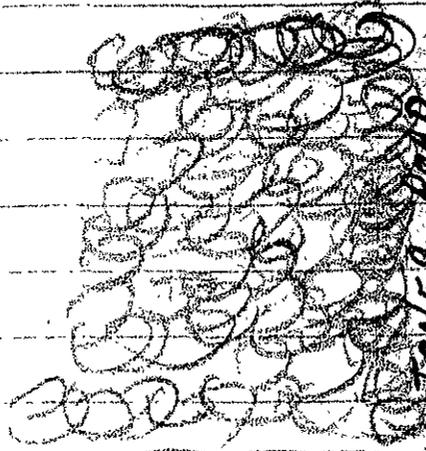
HAMPTON

SULLIVAN
10730

10700
ARCHER

10710

MARTON



JONES ROAD

LANGLEY'S
10631

↑
TOGNOCCHI, GRUEL
10632 10628

↑
DIETZEN
10620

HOLTS

10627

10624

ANTONE

10600
JONES

HUGUNIN
10613

RAILROAD TRACK

ROUTE 40

ROUTE 7

10726
MARSON

HAMPTON

SULLIVAN
10730

10700
ARCHER

10710

MARTON



STONES ROAD

LANGLEY'S
10631

↑
TOGNOCCI 10632

↑
GRUEL 10628

↑
DIETZEN 10620

HOLTS

10627

10624
ANTONE

10600
JONES

HUGUNIN
10613

RAILROAD TRACK

ROUTE 40

Michael & I. Kristine Archer
10700 Jones Road
Bradshaw, Maryland 21087
(410) 538-4844

March 26, 2001

TO WHOM IT MAY CONCERN:

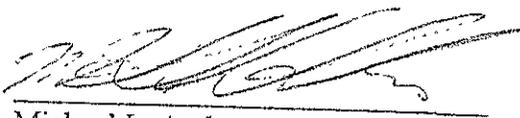
We are writing this letter in behalf of Bob and Bette Langley at 10631 Jones Road. It is our understanding that they have been issued a citation to due with their business.

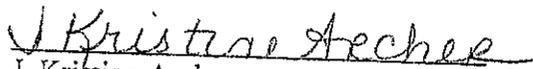
We are the newest family to move to the community approximately 2 years ago. We chose to build a home on Jones Road because of the peaceful and quiet surroundings. In no way, has the Langley's business changed that. They maintain their property and business like all the other home owners in the area (very clean and neat), and we are very happy to raise our family in such a community.

We hope that you will take this into consideration when making your decision.

Sincerely,

Mr. & Mrs. Michael L. Archer


Michael L. Archer


I. Kristine Archer

Richard & Linda Tognocchi
10632 Jones Road
Bradshaw, MD 21087
March 26, 2001

To Whom It May Concern:

We have lived across the street from Betty and Bob Langley at 10632 Jones Road for the past 6 years and could not ask for better neighbors. If not for the Langley's themselves making us aware of the business they run from their residence, we would not have known it was there. Their business does not cause any disturbances or conflicts within this community and we see no reason for the Langleys to have to move it from its present location.

Very truly yours,

Linda L. Tognocchi
Richard R. Tognocchi

March 26, 2001

To whom it may concern:

I have been in residence on Jones Road for almost ten years. The first two years we were not aware that Mr. and Mrs. Langley operated their business from there home on Jones Road. I credit this to tasteful and meticulously maintained landscaping. . They have not interfered with my life style on Jones road in any way what so ever.

The Langley's and there enterprise have been an asset to the community. Having mechanical experience free for the asking can be invaluable If anything having more concerned travelers on Jones Road has been a deterrent to would be criminals.

Furthermore, I have found that Bob and Betty have been wonderful caring and giving neighbors.

Sincerely,



Laurence F. Gruel

.....

Kenneth and Mary Holt
10627 Jones Road
Kingsville, MD 21087

To Whom It May Concern:

Robert and Bette Langley have been our neighbors for 22 years. They are fine members of the community and have never adversely impacted the neighborhood. In fact, they have always supported the community by participating in various civic organizations.

They are conscientious and caring about maintaining a safe and clean environment. We are proud to have them as neighbors.



Kenneth C. Holt



Mary E. Holt

Donald and Nancy Malson
10726 Jones Road
Kingsville, Maryland 21087
410.679.5674

March 19, 2001

TO WHOM IT MAY CONCERN:

Bette and Bob Langley have been neighbors and friends for the past twenty-two years. They are compassionate, caring people who take pride in their home and family. During this time, they have consistently maintained their property in a fashion consistent with the neighborhood, which includes several historical buildings. The impact of their home-based business on the community has been minimal, and we believe that they have adhered to environmental policies and regulations, in accordance with Baltimore County and the State of Maryland.

Please contact us if we may provide any additional information.

Sincerely,



Donald C. Malson



Nancy C. Malson

*Mr. Kirk and Mrs. Gerry Jones
10600 Jones Road
Bradshaw, Maryland 21087*

To Whom It May Concern:

I am writing this on behalf of the family and business of Robert and Betty Langley of 10631 Jones Road. My family originally owned the land that Jones Road is located on and has lived on Jones Road for the past eighty years. I personally have lived here for the past twenty-two years. The Langley's have been fantastic neighbors and friends. Their business practices have not infringed or altered the lifestyle of anyone whatsoever.

Please take this into consideration when making a decision. Thank you very much.

Sincerely,

Kirk Jones Gerry Jones

Mr. Kirk and Mrs. Gerry Jones



7

40

~~_____~~ 20

~~_____~~ 20

~~_____~~ 20

~~_____~~ 20

~~_____~~ 20

~~_____~~ 20

~~_____~~ 20

~~_____~~ 20

~~_____~~ 20

March 31, '00

To Whom This May Concern:

We are writing you this letter on behalf of Bob & Betty Kamaley who have been our neighbors for the past 4 1/2 years. We are aware that you recently received a complaint regarding the location of the Kamaley's cleaning service, which is based at their home residence. As a result, we are assuming that you are concerned about any difficulties that their business may be causing this neighborhood.

Of the various families that reside in this area, we would probably be one of the most affected by any negative factors, such as noise & traffic, since our property adjoins theirs directly & our homes are fairly close in proximity. Especially because of these factors we are hoping

that you will listen seriously when we adamantly state that in no way has the Ramley's business caused us any annoyance or distress. On the contrary, we often forget that the business is even located on their premises since the Ramley's maintain a very low-key profile. We have not been bothered by any potentially negative impact - period.

In addition, the Ramley family themselves are an asset to our neighborhood. They are warm, considerate, hospitable & respectful folk & we greatly enjoy living next to them.

We sincerely hope that, like the other letters you receive from our neighborhood, ~~that~~ our words will be heard clearly & will positively influence your decision to allow Bob & Betty Ramley to continue operating their business from its current location.

Yours Truly,
Rick, Christine & Rylan Rose Martin

To whom it may concern

WE BEEN IN THIS NEIGHBORHOOD FOR
FOURTEEN YEARS and WE HAVE KNOWN
THE LANGKEYS FOR THIS AMOUNT OF
TIME, THERE HAVEN'T NEVER A PROBLEM,
KNOWING THEY RUN A BUSINESS OFF OF
THEIR PROPERTY.

THEY KEEP THEIR PROPERTY VERY NICE
NO ONE EVER WILL KNOW THERE IS
BUSINESS GOING ON, AFTER ALL IT IS
VERY FAR AWAY FROM ANYONE AND
THE ROAD.

Thank you.

Ligin Sullivan
10730 JONES Rd
BRADSHAW Rd.
MD. 21087

Ray Sullivan

To Whom It May Concern,

We are aware that the Langley Family operate a business from their home address of 10631 Jones Road.

We have no objection to this business, and it in no way interferes with us.

Sincerely,

Dawn + Dave Hugunin

10613 Jones Road

Kingville, Maryland

21087

March 18, 2001

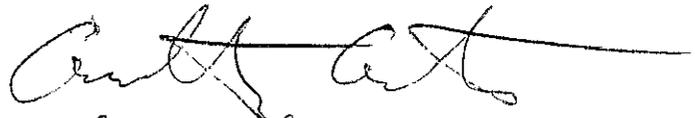
To Whom it May Concern:

I, Anthony Anton, have lived in this neighborhood since 1992, and I am perfectly satisfied with all my neighbors and the way they conduct their affairs.

I believe the Langley's were issued an unfair, unjust citation

I hope that with this letter, it will aid in returning things to normal (the way they were).

Sincerely,

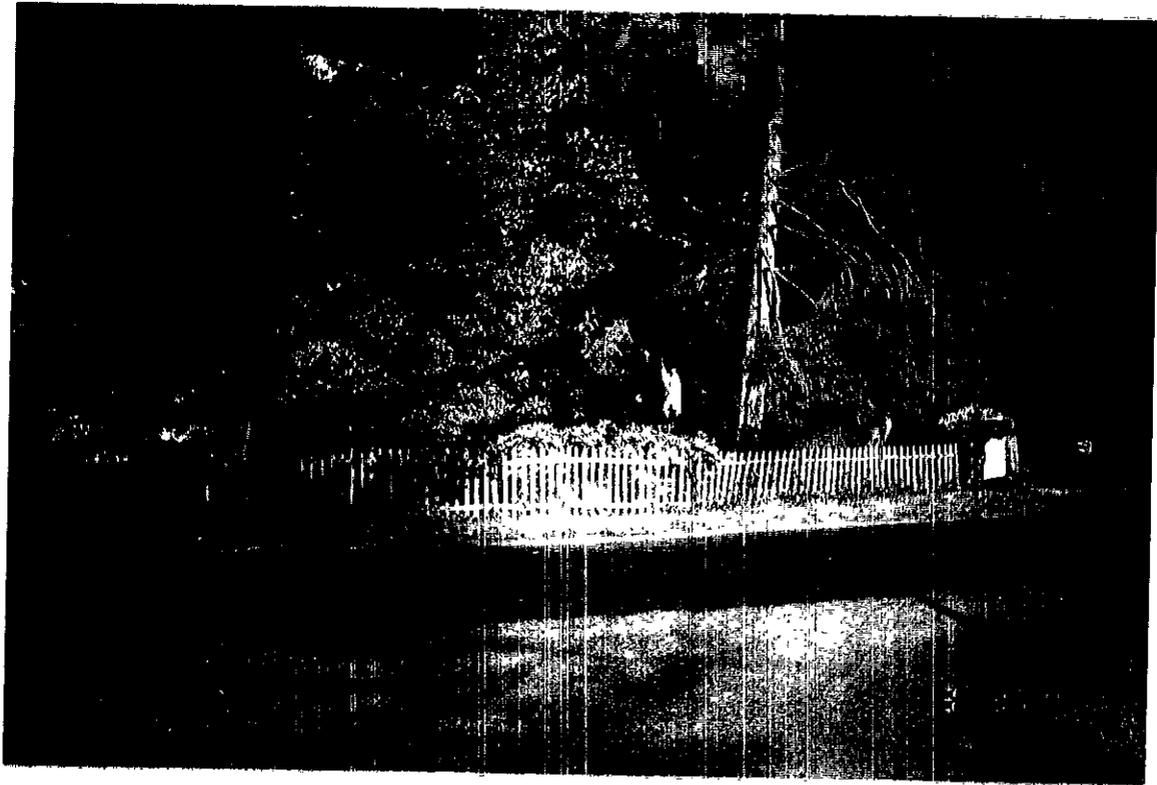


Anthony Anton
10624 Jones Rd
Kingsville MD 21087
(410)679-8631

photographs

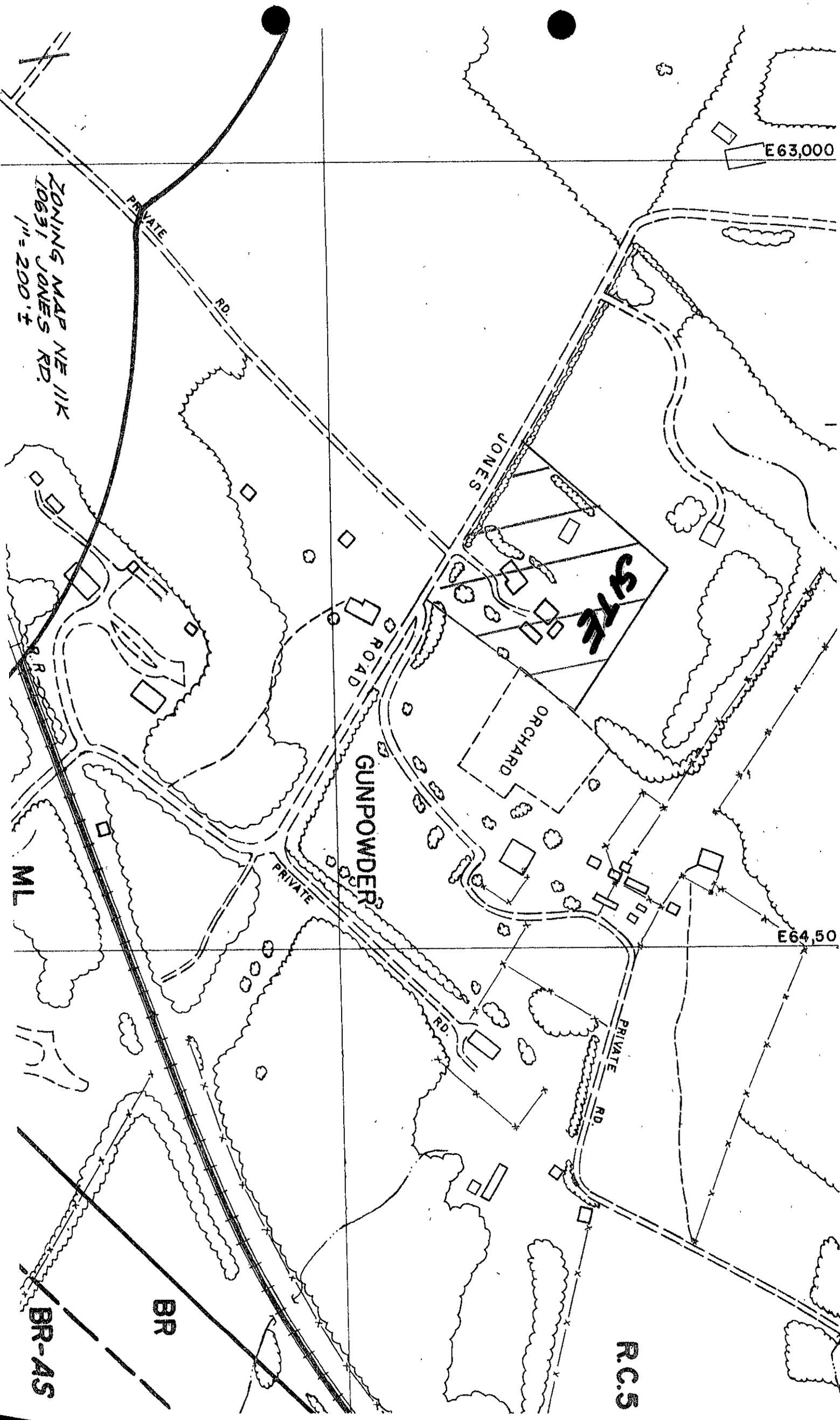
Case # 02-272-5PH

Plat. Ex. 2A-2E









E63,000

ZONING MAP NE 11K
10631 JONES RD.
1" = 200' ±

SITE

JONES

ROAD

GUNPOWDER

ORCHARD

PRIVATE

RD.

PRIVATE

RD.

E64,50

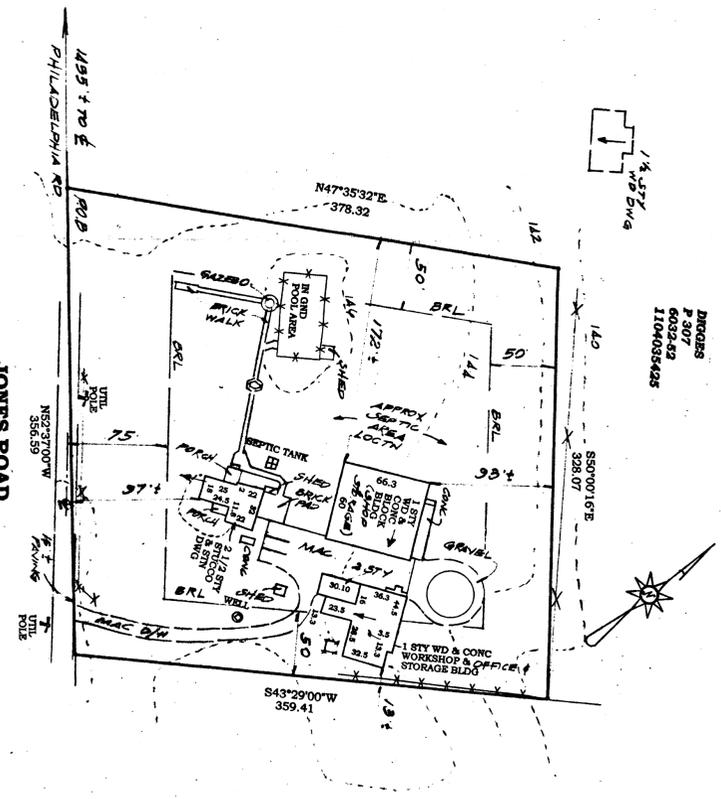
ML

BR

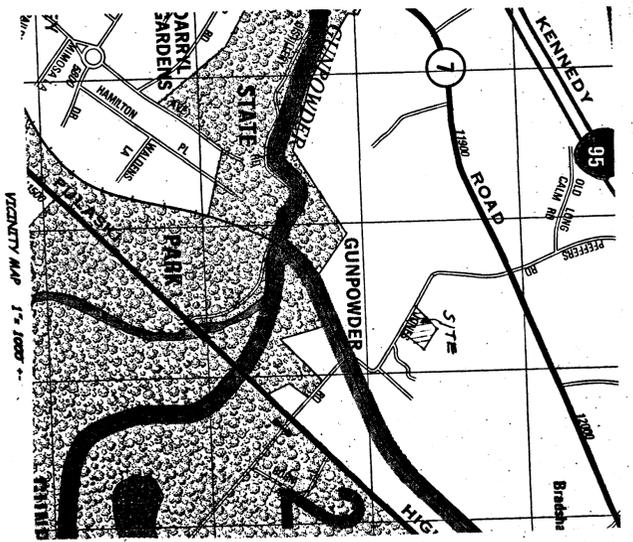
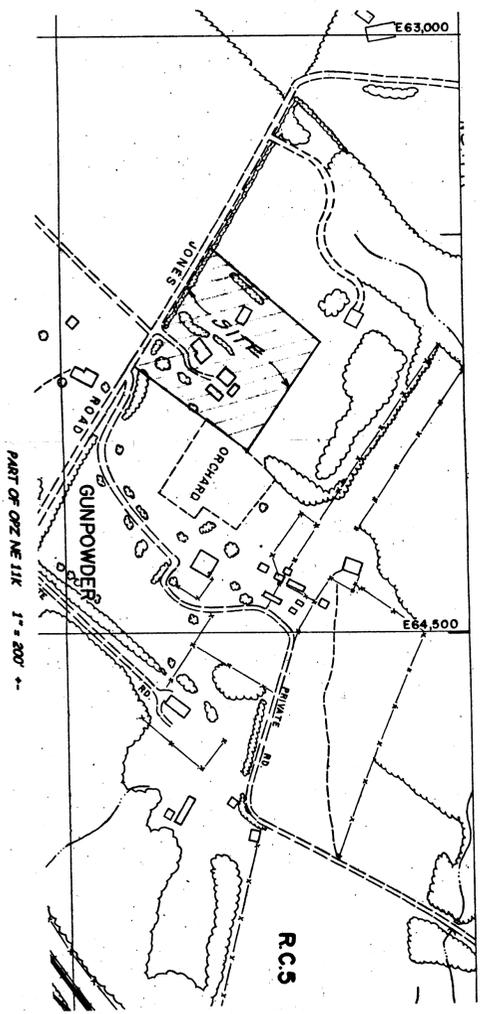
BR-AS

R.C.S

- NOTES**
1. NO KNOWN PRIOR ZONING PETITIONS.
 2. OWNERSHIP:
ROBERT E. LANGLIST AND BETTE M. LANGLIST
10631 WINDSOR RD
BALTIMORE, MD 21087
PHONE: 410-679-2800
 3. PROPERTY INFORMATION:
TAX MAP 64 GRID 22 PARCEL 647
 4. AREA OF LOT - 2.575 AC. ±
 5. PRIVATE WELL AND SEPTIC SYSTEM.
 6. EXISTING AND PROPOSED UTILITIES.
 7. SITE LIES WITHIN FLOOD ZONE C PER RCBE SD KEY SHEET 00 SW MD
 8. FILE NO. 240010 0295 J.



J.S. DALLAS, INC.
Surveying & Engineering
13323 Long Green Pike
Beltsville, MD 21013
(410) 817-4600



SITE PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING
#10631 JONES ROAD
11TH BEC. DIST. 5TH COANC. DIST. BALTIMORE COUNTY, MD.
SCALE: 1" = 80'
DECEMBER, 2001

Set No 1